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# S.F. CITY PLANNING COMMISSION

## NOTICE OF MEETING & CALENDAR

1984



84  
SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY  
TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS  
IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 5, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 6 1984

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:30 P.M.

I. Current Matters

A. Director's Report

1. Consideration of initiation of amendments to the City Planning Code to extend interim Neighborhood Commercial Special Use Districts, to modify standards for general advertising signs in Commercial and Industrial zoning districts and to require Conditional Use Authorization in all zoning districts for conversion, of existing dwelling units above the ground story, to non-residential use.
2. Consideration of initiation of an amendment to the City Planning Code to reclassify property within the former Hunter's Point Naval Shipyard generally the area east of Griffith Street, south of Kirkwood Avenue, west of Donahue Street and north of Crisp Avenue, presently within an M-2 (Heavy Industrial) district, from an M-2 to an RM-1 (Mixed Residential, Low Density) district.

B. Commissioners' Questions Matters

2:00 P.M.

2. 83.620D - 2454 NORIEGA STREET, north side between 31st and 32nd Avenues, Consideration of Discretionary Review of Building Permit Application No. 8312037 for a financial office/loan office within a C-2 (Community Business) district.
3. 83.620D - 2454 NORIEGA STREET, north side between 31st and 32nd Avenues, Discretionary Review of Building Permit Application No. 8312037 for a financial office/loan office within a C-2 (Community Business) district.
4. 83.439C - 976 SOUTH VAN NESS AVENUE, west side between 20th and 21st Streets, Lot 9 in Assessor's Block 3610 - Request for authorization of Conditional Use to permit the ENLARGEMENT OF A CHURCH in an RM-1 (Mixed Residential, Low Density) district.  
NOTE: Proposed for indefinite continuation.
5. 83.536C - 1545-51 and 1563 PAGE STREET, south side between Ashbury and Masonic Streets, Lots 24-26 in Assessor's Block 232 - Request for authorization of Conditional Use to permit EXPANSION OF A PRIVATE HIGH SCHOOL in an RM-1 (Mixed Residential, Low Density) district.  
NOTE: Proposed for continuation to February 2, 1984.
6. 83.557C - 100 DIAMOND STREET, west side between 18th and 19th Streets, Lot 2 in Assessor's Block 2693 - Request for authorization of Conditional Use to permit an EMERGENCY YOUTH SHELTER determined to be a residential care facility under the City Planning Code for up to 20 per night in an RH-3 (House, Three-Family) district.
7. 83.609C - LAGUNA HONDA HOSPITAL GROUNDS, Laguna Honda Boulevard, south of Clarendon Avenue, portion of Lot 7 in Assessor's Block 2842 - Request for authorization of Conditional Use to permit construction of TWO EARTH SATELITE RECEIVER DISHES in a P (Public Use) district.
8. 83.609CR - LAGUNA HONDA HOSPITAL GROUNDS - Review for consistency with Master Plan, lease of a portion of grounds for two earth satellite receivers.

2:45 P.M.

9. 83.468T - Consideration of proposed text amendment to Sections 302 and 306.6 of the City Planning Code and the addition of a new Section 302.5 thereof: (1) amending the definition of "interested property owner" who may initiate a zoning or setback proceeding; (2) establishing policies, procedures and standards for administrative interim zoning controls which may be imposed by the Board of Supervisors or the City Planning Commission; (3) deleting the present Section 302(e) which makes permit applications filed subsequently to the initiation of a reclassification application subject to said application; (4) clarifying "vesting" as it applies to the building permit application review process; and (5) other non-substantive changes to conform these sections to the proposed amendments and additions.  
(Continued from the Regular Meeting of December 1, 1983)

January 5, 1984

2:45 P.M. (Cont)

10. 83.280C - 500-502 - 35TH AVENUE, northeast corner at Geary Boulevard, Lot 44 in Assessor's Block 1510 - Request for authorization of Conditional Use to permit a POST-SECONDARY SCHOOL in an RM-1 (Mixed Residential, Low Density) district.
11. 83.368C - 446 RANDOLPH STREET, northeast corner at Arch Street, Lot 24 in Assessor's Block 7087 - Request for authorization of Conditional Use for a COMMUNITY CENTER in an RH-2 (House, Two-Family) district.
12. 83.471C - 1201 - 19TH AVENUE, southwest corner at Lincoln Way, Lot 1 in Assessor's Block 1731 - Request for authorization of Conditional Use to permit MODIFICATION OF CONDITIONS for a non-conforming use, conditional use RESTAURANT in an RM-2 (Mixed Residential Moderate Density) district.
13. 83.504C - 2479 DIAMOND STREET, north side between Moreland and Farnum Streets, Lot 13 in Assessor's Block 7549 - Request for authorization of Conditional Use to permit TWO DWELLINGS on a lot containing 6,500 square feet in an RH-1 (House, One-Family) district.
- 3:30 P.M.
14. 83.544U - 4105 - 19TH STREET, southwest corner at Castro Street, Lot 1 in Assessor's Block 2696 - Request for authorization of Special Use for conversions of residential use to commercial office space - on the second floor (conversion already existing without permits) in a C-2 (Community Business) district within the Castro Street Special Use District.
15. 83.559U - 1980 UNION STREET, north side between Buchanan and Octavia Streets, Lot 13 in Assessor's Block 531 - Request for authorization of Special Use for RESTAURANT EXPANSION by providing additional seating in an C-2 (Community Business) district within the Union Street Special Use District.
16. 83.575U - 3998 - 24TH STREET, northeast corner at Noe Street, Lot 17 in Assessor's Block 3654 - Request for authorization of Special Use for a SAVINGS AND LOAN EXPANSION of approximately 1,300 square feet in an PC-1 (Residential Commercial Combined, Low Density) district, within the Noe Valley Special Use District.

3:30 P.M. (Cont)

17. 83.574U - 2275 MARKET STREET, south side between Noe and Sanchez Streets, Lot 13 in Assessor's Block 3559 - Request for authorization of Special Use for a RESTAURANT (Sushi Bar) in a C-2 (Community Business) district with the Upper Market Street Special Use District.

4:00 P.M.

18. 82.221EVD - 4750-5 BALBOA STREET, northeast corner at LaPlaya Street, Lots 5B, 5G in Assessor's Block 1591; Discretionary Review of Building Permit Application No. 8202130 to construct six (6) 3-story townhouse units over parking for six (6) automobiles, requiring a rear yard variance and coastal permit.

19. 83.279R - STOCKTON STREET, between Broadway and Ellis Streets - Review for consistency with Master Plan, changing official sidewalk widths.

5:00 P.M.

20. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the Final Environmental Impact Report for construction of an 85-foot high mixed use residential and commercial structure on a vacant site with the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of December 1, 1983)

21. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board, for Disapproval.  
(Continued from the Regular Meeting of December 1, 1983)

22. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review for Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of December 1, 1983)

Adjournment:

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

1/12/84

**SPECIAL NOTE:** THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 12, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JAN 11 1984

SAN FRANCISCO  
PUBLIC LIBRARY

**ROLL:** Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

**1:00 P.M.**

**1. Current Matters**

**A. Director's Report**

Consideration of a resolution authorizing the Director of Planning to seek a supplementary budget appropriation for an amount not to exceed \$565,000 to provide for the preparation of a plan and permanent zoning controls for the South of Market and Bayshore Industrial Areas.

**B. Commissioners' Questions and Matters**

2. 82.221EVD - 4750-55 BALBOA STREET, northeast corner at LaPlaya Street, Lots 5B and 5G in Assessor's Block 1591; Consideration of motion approving Building Permit Application No. 8202130 under Discretionary Review.  
(Continued from the Regular Meeting of January 5, 1984)
3. 83.559U - 1980 UNION, north side between Buchanan and Octavia Streets, Lot 13 in Assessor's Block 531 - Consideration of motion approving Special Use for Restaurant Floor Area Expansion.  
(Continued from the Regular Meeting of January 5, 1984)
4. 83.475U - 3998 - 24TH STREET, northeast corner at Noe Street, Lot 17 in Assessor's Block 3654 - Consideration of motion disapproving Special Use conversion of 2nd floor for commercial purposes.  
(Continued from the Regular Meeting of January 5, 1984)
5. 83.471C - 1201 - 19TH AVENUE, southwest corner at Lincoln Way, Lot 1 in Assessor's Block 1731 - Consideration of motion disapproving modification of conditions for existing Conditional Use restaurant to allow a second kitchen.  
(Continued from the Regular Meeting of January 5, 1984)



1:30 P.M.

6. 83.625T - INTERIM MORATORIUM ON OFFICE AND HOTEL DEVELOPMENT IN ALL COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. Consideration of an ordinance amending the City Planning Code to establish interim prohibition on all office and hotel projects over 50,000 new gross square feet in the C-1 (Neighborhood Shopping), C-2 (Community Business), C-3 (Downtown Commercial), C-M (Heavy Commercial), M-1 (Light Industrial) and M-2 (Heavy Industrial) districts, and interim prohibition on demolition of landmark buildings and of specified Heritage-rated buildings, by adding Section 175.1 to the Planning Code; the ordinance would exempt projects within the jurisdiction of the Port of San Francisco, the San Francisco Unified School District and the San Francisco Redevelopment Agency; would exempt projects for which building permit applications or Conditional Use authorizations have been approved by the City Planning Commission; would exempt certain projects which included conversion to office uses of landmark or Heritage-rated buildings; would exempt certain building permit applications for which both building permit applications and preliminary draft environmental impact reports were filed with the City as of August 25, 1983, and would require that the City Planning consider these applications under their Conditional Use authority and include in this consideration specific rules and guidelines in the proposed Downtown Plan published on August 25, 1983; all to be effective until August 25, 1984, or until adoption of permanent controls on the Downtown, whichever is sooner. The proposed interim controls are similar to those considered by the City Planning Commission on November 10, 1983, and by the Board of Supervisors on November 14, 1983.

2:00 P.M.

7. 83.384L - Consideration of the WILLIAM VALE HOUSE, at 2226 CALIFORNIA STREET, Lot 7 in Assessor's Block 637, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.
8. 83.375L - Consideration of NOTRE DAME DE VICTORIORES, at 544-566 BUSH STREET, Lots 12 and 24 in Assessor's Block 271, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.
9. 82.659L - Consideration of ST. BONIFACE CHURCH, at 133 GOLDEN GATE AVENUE, Lots 12 and 13 in Assessor's Block 349, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.

2:00 P.M. (Cont)

10. 83.560L - Consideration of GRACE CATHEDRAL CLOSE, at 1051 TAYLOR STREET, Assessor's Block 246, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.
11. 83.596L - Consideration of the FIRST CONGREGATIONAL CHURCH, at 432 MASON STREET, Lot 9 in Assessor's Block 307, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.
12. 83.426C - BLOCKS BOUNDED BY ARMSTRONG AVENUE, on the north, GRIFFITH STREET on the south and HAWES STREET on the west, all of Assessor's Blocks 4877 and 4852 - Request for authorization of Conditional Use to permit AUTO DISMANTELING in an M-1 (Light Industrial) district.  
(Continued from the Regular Meeting of December 8, 1983)

2:30 P.M.

13. 83.411ECZ - 3200 ARMY STREET (former Cogswell College), northwest corner of Folsom Street, Lot 1 in Assessor's Block 6572; Appeal of the Preliminary Negative Declaration for a 138 unit residential planned unit development, also described under the following calendar items 14 and 15.
14. 83.411ECZ - 3200 ARMY STREET (former Cogswell College), NORTHWEST CORNER AT FOLSOM STREET, Lot 1 in Assessor's Block 6572 - Request to reclassify property from RH-3 (House, Three-Family) district to an RM-2 (Mixed Residential, Moderate Density) district.
15. 83.411ECZ - 3200 ARMY STREET, (former Cogswell College), NORTHWEST CORNER AT FOLSOM STREET, Lot 1 in Assessor's Block 6572 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 138 dwelling units and 138 parking spaces, requiring exceptions for rear yards, off-street parking, and density in RH-3 (House, Three-Family) and RM-1 (Mixed Residential, Low Density Districts initiated RM-2 (Mixed Residential, Moderate Density) district.

3:00 P.M.

16. 83.18EC - 4150 - 17TH STREET at Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Appeal of Preliminary Negative Declaration for the construction of a 48-unit, 4-story residential development (comprised of 6 buildings) with 48 parking spaces; after demolition of 2 existing dwellings; requiring Conditional Use Authorization.

NOTE: Proposed for continuation to February 2, 1984.

January 12, 1984

3:00 P.M. (Cont)

17. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and moderate income elderly persons, with 11 parking spaces provided.  
(Continued from the Regular Meeting of December 1, 1983)  
NOTE: Proposed for continuation to January 19, 1984.

18. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Request for authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 112 feet) in a C-3-G (Downtown General Commercial), proposed RC-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk districts.  
(Continued from the Regular Meeting of December 1, 1983)  
NOTE: Proposed for continuation to January 19, 1984.

19. 83.149EC - 1130-50 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222; Request for Authorization of Conditional Use for building EXCEEDING HEIGHT OF 40 FEET (approximately 160 feet and 52 feet) in an RM-3 and RM-4 (Mixed Residential, Medium and High Density) districts; and a 160-A Height and Bulk district.

4:00 P.M.

20. 82.463E - 505 MONTGOMERY STREET, between Sacramento and Commercial Streets, Lots 5, 6, 6A, 7, 8, 9, 10, 11, 27 and 28 in Assessor's Block 227 - Public Hearing on Draft Environmental Impact Report for retention of 2 buildings at 638-640 Sacramento Street and 653-655 Commercial Street. Demolition of 8 buildings. Construction of a 26-story, 350-foot-tall building including about 327,250 gross square feet office, 9,900 gross square feet retail, 23 parking spaces with 2 loading spaces off Sacramento Street plus 27,040 gross square feet office and 2,200 gross square feet retail in retained buildings.

5:00 P.M.

21. 82.591E - 461, 501 SECOND STREET, 380 BRYANT STREET and 40 STERLING STREET (Second Street Square Project); Lot 70 in Assessor's Block 3764 and Lots 54 and 55 in Assessor's Block 3774 - Certification of Final Environmental Impact Report for conversion of vacant industrial space to office and/or trade mart use, and construction of three additional stories totaling 60,000 gross square feet for a project totaling 443,000 gross square feet.
22. 82.591EC - 461, 501 SECOND STREET, 355, 380 BRYANT STREET, and 40 STERLING STREET (Second Street Square Project), Lot 70 in Assessor's Block 3764 and Lots 54 and 55 in Assessor's Block 3774 - Request for Authorization of Conditional Use under Sections 303 and 304 to permit a PLANNED UNIT DEVELOPMENT, and under Section 271 to permit EXCEPTIONS from the BULK requirements of the City Planning Code, in connection with the proposed conversion of vacant industrial space to office and/or trade mart use, and the construction of three additional stories totaling 60,000 gross square feet, for a project totaling 443,000 gross square feet, in an M-1 (Light Industry) Use District, and a 105-F Height and Bulk District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



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addendum

≡ ADDENDUM  
≡ NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
= CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
≡ JANUARY 12, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of a Resolution authorizing the Director of Planning to seek a supplementary budget appropriation for an amount not to exceed \$645,850 to provide for the preparation of a plan and permanent zoning controls for the South of Market and Bayshore Industrial Areas.

DOCUMENTS DEPT.

JAN 17 1984

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NOTICE OF MEETING  
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OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 19, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 19 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a resolution authorizing the Director of Planning to transmit to the Board of Supervisors regarding City Planning Commission's position on MTC's staff recommendation on new rail starts and extensions.

B. Commissioners' Questions and Matters

2. 83.149EC - 1130-50 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222; Request for Authorization of Conditional Use for building EXCEEDING HEIGHT OF 40 FEET (approximately 160 feet and 52 feet) in an RM-3 and RM-4 (Mixed Residential, Medium and High Density) districts; and a 160-A Height and Bulk district.  
(Continued from the Regular Meeting of January 12, 1984)

2:00 P.M.

3. 83.406Q - 2601 CHESTNUT STREET, south side between Lyon and Baker Streets, Lot 1 in Assessor's Block 933 - 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION, Request exception from the Low- and Moderate-Income Requirements of the Subdivision Code.  
(Joint Hearing with the Department of Public Works)

4. 83.355Q - 333 PRESIDIO AVENUE, west side between Clay and Sacramento Streets, Lot 3 in Assessor's Block 1008 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION, requesting exception from the Low- and Moderate-Income Requirements of the Subdivision Code.  
(Joint Hearing with the Department of Public Works)

January 19, 1984

2:00 P.M. (Cont)

5. 83.212EC - 440 TURK STREET near Hyde Street, Lot 5 in Assessor's Block 336 - Request for Authorization of Conditional Use to permit commercial use above the ground floor in a proposed RC-4 (Residential Commercial, Combined, High Density) district and for height over 40 feet in a proposed R district, to construct a MIXED USE BUILDING up to 130 feet in height, with 89 dwelling units for elderly, 25,000 wquare feet of offices and 40-5- parking spaces, after demolition of 16,850 square-foot office building and removal of a 30-car parking lot. The site is within a C-3-C (Downtown General Commercial) district, 130-E Height and Bulk District, and the initiated RC-4 (Residential Commercial Combined, High Density) district.

3:00 P.M.

6. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and Moderate-income elderly persons, with 11 parking spaces provided.  
(Continued from the Regular Meeting of January 12, 1984)
7. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Request for Authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 112 feet) in a C-3-G (Downtown General Commercial), proposed RC-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk districts.  
(Continued from the Regular Meeting of January 12, 1984)
8. 83.368C - 446 RANDOLPH STREET, northeast corner at Arch Street, Lot 24 in Assessor's Block 7087 - Request for Authorization of Conditional Use for a COMMUNITY CENTER in an RH-2 (House, Two-Family) district.

3:00 P.M. (Cont)

9. 83.441ECZ - 3200 ARMY STREET 9(Former Cogswell College), northwest corner of Folsom Street, Lot 1 in Assessor's Block 6572; Appeal of the Preliminary Negative Declaration for a 138 unit residential planned unit development, also described under Items 10 and 11.  
(Continued from the Regular Meeting of January 12, 1984)
10. 83.441ECZ - 3200 ARMY STREET (former Cogswell College), NORTHWEST CORNER AT FOLSOM STREET, Lot 1 in Assessor's Block 6572 - Request to reclassify property from RH-3 (House, Three-Family) district to an RM-2 (Mixed Residential, Moderate Density) district.  
(Continued from the Regular Meeting of January 12, 1984)
11. 83.411ECZ - 3200 ARMY STREET, (former Cogswell College), NORTHWEST CORNER AT FOLSOM STREET, Lot 1 in Assessor's Block 6572 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT forup to 138 dwelling units and 138 parking spaces, requiring exceptions for rear yards, off-street parking, and density in RH-3 (House, Three-Family) and RM-1 (Mixed Residential, Low Density Districts initiated RM-2 (Mixed Residential, Moderate Density) district.  
(Continued from the Regular Meeting of January 12, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 19, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

1:30 P.M.

1. Current matters

B. Commissioners' Questions and Matters

Election of Officers

In accordance with the Rules and Regulations of the City Planning Commission the President and Vice President of the Commission "shall be elected at the first regular meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date which shall be fixed by the Commission at the first regular meeting on or after the 15th day of January each year".



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C55  
#14  
1/26/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 26, 1984  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

JAN 25 1984

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

2:00 P.M.

I. Current Matters

A. Director's Report

1. Consideration of a resolution endorsing proposed Charter amendment to prohibit building construction having adverse impact because of shading and shadows on the recreational use of property under the jurisdiction of the Recreation and Parks Commission.

B. Commissioners' questions and Matters

2. 83.638ET - Consideration of proposed text amendment to Section 212 of the City Planning Code REQUIRING CONDITIONAL USE AUTHORIZATION FOR CONVERSION OF DWELLING UNITS ABOVE THE GROUND STORY TO NON-RESIDENTIAL USE IN C-1 (Neighborhood Shopping), C-2 (Community Business) and C-M (Heavy Commercial) districts; subject to the provisions set forth in Section 303 of the Code.
3. 83.637ET - Consideration of proposed text amendment to Sections 242.2 through 242.10 of the City Planning Code to EXTEND FOR UP TO ONE YEAR THE PRESENT EXPIRATION DATE of April 19, 1984 for Interim Neighborhood Commercial Special Use Districts on Sacramento, Fillmore, Haight, Castro, Upper Market-West, Upper Market-East, 24th Street-Noe Valley, 24th Street-Mission, and Valencia Streets.
4. 83.639ET - Consideration of proposed text amendment to Section 607(a) of the City Planning Code LIMITING THE SIZE AND NUMBER OF GENERAL ADVERTISING SIGNS IN C-2 (Community Business) districts.



3:00 P.M.

5. ~~83.558ED~~ - 2139 GREEN STREET, Lot 22 in Assessor's Block 557, Appeal of the Preliminary Negative Declaration for the construction of a 9-unit condominium with 5 stories over a 11-car parking garage after demolition of existing house.
6. 83.558ED - 2139 GREEN STREET, Lot 22 in Assessor's Block 557; Consideration of Discretionary Review of Building Permit Application No. 8313077-S for the proposed construction of a 5-story, 9-unit CONDOMINIUM with parking garage for 11 cars.
7. 83.558ED - 2139 GREEN STREET, Lot 22 in Assessor's Block 557, Discretionary Review of Building Permit Application No. 8313077-S for the proposed construction of a 5-story, 9-unit CONDOMINIUM with parking garage for 11 cars.

4:00 P.M.

8. ~~83.168EC~~ - SOUTHWEST CORNER 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Appeal of the Preliminary Negative Declaration for the construction of a PLANNED UNIT DEVELOPMENT, a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk Districts.
9. 83.168EC - SOUTHWEST CORNER 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to construct a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk districts.
- 5:00 P.M.
10. 82.583ETZ - ADJOINING CHINESE PLAYGROUND to the East, South and West, being portions of six blocks generally bounded by Clay Street, Grant Avenue, California and Mason Streets - Public Hearing on a proposal initiated by the Board of Supervisors to amend reduction of height limits for area described above. These height limits are intended to preserve sunlight access for a Playground. The amendment proposed by the Board of Supervisors is to add an ending date eighteen months from the effective date of enactment of the ordinance to accommodate consideration of more comprehensive planning and re-zoning studies now in process in the Chinatown Core.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

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ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 26, 1984  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

JAN 30 1984

SAN FRANCISCO  
PUBLIC LIBRARY

2:00 P.M.

1. Current Matters

A. Director's Report

2. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with the California Environmental Intern Program for an amount not to exceed \$11,900.



2/2/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 2, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 3 1984

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view site of matters to be considered by the City Planning Commission

1:30 P.M.

I. Current Matters

A. Director's Report

1. 83.609CR - Master Plan Referral for Earth Satellite Dishes approved in concept January 5, 1984 Conditional Use 83.609C.
2. Consideration of resolution endorsing proposed Charter Amendment to prohibit building construction having an adverse impact because of shading and shadowing on the recreational use of property under the jurisdiction of the Recreation and Parks Department.

B. Commissioners' Questions and Matters

2. 84.12Z - PORTION OF FORMER HUNTERS POINT NAVAL SHIPYARD, generally east of Griffith Street and an extension thereof, south of Kiska Road and Kirkwood Avenue and extensions thereof, west of Donahue Street and extension thereof, and north of Crisp Avenue, a portion of Assessor's Block 4591A - Reclassification of property from an M-2 (Heavy Industrial) to an RM-1 (Mixed Residential Low Density) district.
3. 84.8C - 2687 SAN JOSE AVENUE, southeast side between Whipple and Naglee Avenues, Lot 39 in Assessor's Block 7095 - Request for Authorization of Conditional Use to permit RESIDENTIAL CARE for 10 persons in an RH-2 (House, Two-Family) district.

2:00 P.M. (Cont)

4. 83.536C - 1545-51 and 1563 PAGE STREET, south side between Ashbury and Masonic Streets, Lots 24-26 in Assessor's Block 232 - Request for Authorization of Conditional Use to permit EXPANSION OF A PRIVATE HIGH SCHOOL in an RM-1 (Mixed Residential, Low Density) district.

(Continued from the Regular Meeting of January 5, 1984)

NOTE: Proposed for continuation to February 16, 1984.

5. 83.566C - 4021 CALIFORNIA STREET, south side between 2nd and 3rd Avenues, Lot 17 in Assessor's Block 1362 - Request for Authorization of Conditional Use to permit ENLARGEMENT OF A CHURCH in an RM-1 (Mixed Residential, Low Density) district.
6. 83.549C - 1121 OAKDALE AVENUE, southeast corner at Ingalls Street, Lots 10 and 11 in Assessor's Block 4733 - Request for Authorization of Conditional Use to permit an OFF-STREET PARKING LOT FOR A CHURCH in an RH-1 (House, One-Family) district.

2:30 P.M.

7. 83.495EZ - 1360 FELL STREET, north side between Baker and Broderick Streets, Lot 18 in Assessor's Block 1205 - Request to reclassify property from an RH-3 (House, Three-Family) district to an RM-1 (Mixed Residential, Low Density) district.

8. 83.11EZ - NORTH AND SOUTH SIDES OF PINE STREET, between Broderick and Divisadero Streets, Lots 8A, 9-13, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23-33 and 53 in Assessor's Block 1049 - Appeal of Preliminary Negative Declaration on Reclassification of property from an RH-2 (House, Two-Family) district to an RM-1 (Mixed Residential, Low Density) district.  
(Continued from the Regular Meeting of December 1, 1983)

9. 83.11EZ - NORTH AND SOUTH SIDES OF PINE STREET, between Broderick and Divisadero Streets, Lots 8A, 9-13, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23-26, 26A, 27-33 in Assessor's Block 1049 - Reclassify property from an RH-2 (House, Two-Family) district to an RM-1 (Mixed Residential Low Density) district. The Commission will consider intervening zoning districts.

10. 83.626T - Amendment to the text of the City Planning Code to preclude second units in single-family and multi-family zoned areas otherwise permitted under State of California Senate Bill No. 1534 (Mello) approved by the Governor September 27, 1983, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(s) districts and Section 209.1(m) for units designed for and occupied by senior citizens or physically handicapped persons.

3:00 P.M.

11. 83.18EC - 4150 - 17TH STREET at Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Appeal of Preliminary Negative Declaration for a 48-unit, 4-story residential development (comprised of six buildings) with 48 parking spaces; after demolition of 2 existing dwellings; requiring Conditional Use Authorization.

12. 83.18EC - 4150 - 17TH STREET opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces requiring exceptions for rear yards, off-street parking and density in an RH-3 (House, Three-Family) district.

4:00 P.M.

13. 83.629U - 527-29 VALENCIA STREET, east side between 17th and 18th Streets, Lot 45 in Assessor's Block 3569; Request for Authorization of Special Use for a BAR and DANCE HALL serving beer and wine in an C-M (Heavy Commercial) district within the Valencia Street Special Use District.

14. 83.621U - 2201 FILLMORE STREET, northwest corner at Sacramento Street, Lot 9 in Assessor's Block 630; Request for Authorization of Special Use for a RESTAURANT within an existing BAR with a seating capacity of up to 40 persons in a C-2 (Community Business) district within the Upper Fillmore Special Use District.

15. 83.610U - 537 CASTRO STREET, east side between 18th and 19th Streets, Lot 67 in Assessor's Block 3583; Request for Authorization of Special Use for CONVERSION OF A DWELLING UNIT TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (space has been used Commercially without proper permits) in a C-2 (Community Business) district within the Castro Street Special Use District.

16. 83.615U - 3231 FILLMORE STREET, northwest corner at Moulton Street between Greenwich and Lombard Streets, Lot 4 in Assessor's Block 510; Request for Authorization of Special Use for a RESTAURANT WITHIN AN EXISTING BAR WITH A SEATING CAPACITY OF UP TO 68 PERSONS AND EXPANDING TO THE SECOND FLOOR TO ACCOMMODATE ADDITIONAL STORAGE AND ACCESSORY OFFICE SPACE TO THE PROPOSED RESTAURANT in an C-2 (Community Business) district within the Union Street Special Use District.

5:00 P.M.

17. 84.4D - 6533 CALIFORNIA STREET, south side between 27th and 28th Avenues, Lot 41 in Assessor's Block 1406; Consideration of Request for Discretionary Review of Building Permit Application No. 8312339, proposing construction of a 3-story, 2-unit building.
18. 84.4D - 6533 CALIFORNIA STREET, south side between 27th and 28th Streets, Lot 41 in Assessor's Block 1406; Discretionary Review of Building Permit Application No. 8312339, proposing construction of a 3-story, 2-unit building.
19. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and moderate-income elderly persons, with 11 parking spaces provided.  
(Continued from the Regular Meeting of January 19, 1984)  
NOTE: Proposed for continuation.
20. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Request for Authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 112 feet) in a C-3-G (Downtown General Commercial), proposed RC-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk districts.  
(Continued from the Regular Meeting of January 19, 1984)  
NOTE: Proposed for continuation.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 9, 1984  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

FEB 7 1984

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission

2:00 P.M.

1. Current Matters

A. Director's Report

1. 81.244D - 185 BERRY STREET (China Basin Project) between 3rd and 4th Streets, Lot 5 in Assessor's Block 3803; Consideration of amending Resolution No. 8991, to allow for an extension of the performance period.

B. Commissioners' Questions and Matters

3. 83.629U - 527-29 VALENCIA STREET, east side between 17th and 18th Streets, Lot 45 in Assessor's Block 3569; Adoption of final resolution authorizing Special Use for a BAR and DANCE HALL serving beer and wine in an C-M (Heavy Commercial) district within the Valencia Street Special Use District.
4. 83.610U - 537 CASTRO STREET, east side between 18th and 19th Streets, Lot 67 in Assessor's Block 3583; Adoption of final resolution authorizing Special Use for CONVERSION OF A DWELLING UNIT TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (space has been used Commercially without proper permits) in a C-2 (Community Business) district within the Castro Street Special Use District.
5. 83.4D - 6533 CALIFORNIA STREET, south side between 27th and 28th Streets, Lot 41 in Assessor's Block 1406; Adoption of final resolution disapproving Building Permit Application No. 8312339, proposing construction of a 3-story, 2-unit building.

February 9, 1984

2:30 P.M.

6. 83.615U - 3231 FILLMORE STREET, northwest corner at Moulton Street, between Greenwich and Lombard Streets, Lot 4 in Assessor's Block 510; Request for Authorization of Special Use for a RESTAURANT WITHIN AN EXISTING BAR WITH A SEATING CAPACITY OF UP TO 68 PERSONS AND EXPANDING TO THE SECOND FLOOR TO ACCOMMODATE ADDITIONAL STORAGE AND ACCESSORY OFFICE SPACE TO THE PROPOSED RESTAURANT in an C-2 (Community Business) district within the Union Street Special Use District.

(Continued from the Regular Meeting of February 2, 1984)

7. 82.535C - 220 RANKIN STREET, entire frontage west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Consideration of revocation of conditional use authorization for an automobile wrecking yard due to non-compliance with conditions of operation.

3:00 P.M.

8. 83.626T - Amendment to the text of the City Planning Code to preclude second units in single-family and multi-family zoned areas otherwise permitted under State of California Senate Bill No. 1534 (Mello) approved by the Governor September 27, 1983, except where second units are currently permitted by the City Planning Code under Section 209.1(c) for RH-1(s) districts and Section 209.1(m) for units designed for and occupied by senior citizens or physically handicapped persons.

(Continued from the Regular Meeting of February 2, 1984)

4:00 P.M.

9. 83.149EC - 1130-50 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222; Reopened and continued Public Hearing on Appeal of Negative Declaration for the construction of 69-unit, 17-story condominium apartment building and 4-story, 2-unit townhouse with 107 parking spaces; requiring demolition of existing townhouse on Lot 10 and also occupying 5 vacant lots; requiring conditional use authorization.  
(Previously before the Commission on October 20, 27 and January 19, 1984)
10. 83.149EC - 1130-50 SACRAMENTO STREET at Sproule Lane, Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222; Request for Authorization of Conditional Use for building EXCEEDING HEIGHT OF 40 FEET (approximately 160 feet and 52 feet) in an RM-3 and RM-4 (Mixed Residential, Medium and High Density) districts; and a 160-A Height and Bulk district.  
(Continued from the Regular Meeting of January 19, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 16, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 23 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution approving submittal of the Department's F/Y 1984-85 Work Program and Budget.
2. 83.11EZ - PINE STREET, north and south sides between Broderick and Divisadero Streets, Lots 8A, 9, 10, 11, 12, 13, 13A, 29 and 30 in Assessor's Block 1028 and Lots 23, 24, 25, 26, 26A, 27, 28, 29, 30, 31, 32 and 33 in Assessor's Block 1049; Consideration of amending Resolution No. 9940, adopted February 2, 1984, to correct erroneous finding (whereas clause).
3. Resolution correcting map error at 1379 Third Avenue, Lot 42 in Assessor's Block 1758, on May 6, 1983 of the official zoning map superseding a P (Public Use) district within an RH-2 (House, Two-Family) district.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.536C - 1545-51 and 1563 PAGE STREET, south side between Ashbury and Masonic Streets, Lots 24-26 in Assessor's Block 232 - Request for Authorization of Conditional Use to permit EXPANSION OF A PRIVATE HIGH SCHOOL in an RM-1 (Mixed Residential, Low Density) district.

(Continued from the Regular Meeting of February 2, 1984)

NOTE: Proposed for continuation to February 23, 1984.

2:00 P.M. (Cont)

3. 83.21BC - 440 TURK STREET near Hyde Street, Lot 5 in Assessor's Block 336 - Request for Authorization of Conditional Use to permit commercial use above the ground floor in a proposed RC-4 (Residential Commercial Combined, High Density) district and for height over 40 feet in a proposed R district, to construct a MIXED USE BUILDING up to 130 feet of height, with 89 dwelling units for elderly, 25,000 square feet of offices and 40-50 parking spaces, after demolition of 16,850 square-foot office building and removal of a 30-car parking lot. The site is within a C-3-G (Downtown General Commercial) district, 130-E Height and Bulk District, and the initiated RC-4 (Residential Commercial Combined, High Density) district.  
(Continued from the Regular Meeting of January 19, 1984)

NOTE: Proposed for continuation to March 15, 1984)

4. 84.15R - 15TH AVENUE at LAWTON STREET; Lot 10 in Assessor's Block 1852 - Review for consistency with Master Plan, Sale of Surplus Property.
5. 84.23R - ST. CHARLES AVENUE, west side near Brotherhood Way, portion of Lot 32 in Assessor's Block 7125 - Review for consistency with Master Plan for Sale of Surplus Property.
6. 84.62D - 3218 - 21ST STREET, north side between Mission and Valencia Streets, Lot 16 in Assessor's Block 3609 - Consideration of request for Discretionary Review of Building Permit Application No. 8312935 proposal for converting first floor to Financial Institution in a C-2 (Community Business) district.
7. 84.62D - 3218 - 21ST STREET, north side between Mission and Valencia Streets, Lot 16 in Assessor's Block 3609 - Discretionary Review of Building Permit Application No. 8312935 proposal for converting first floor to Financial Institution in a C-2 (Community Business) district.
8. 81.540ED - 101 HAYES STREET, Lots 1, 16 and 21 in Assessor's Block 814; Discretionary Review of Building Permit Application No. 8208667 for proposed construction of a 12-story, 126,000 gross square-foot office/commercial building in the Mandatory Downtown Special Review Area.

2:30 P.M.

9. 83.615U - 3231 FILLMORE STREET, northwest corner at Moulton Street, between Greenwich and Lombard Streets, Lot 4 in Assessor's Block 510; Request for Authorization of Special Use for a RESTAURANT WITHIN AN EXISTING BAR WITH A SEATING CAPACITY OF UP TO 68 PERSONS AND EXPANDING TO THE SECOND FLOOR TO ACCOMMODATE ADDITIONAL STORAGE AND ACCESSORY OFFICE SPACE TO THE PROPOSED RESTAURANT in an C-2 (Community Business) district within the Union Street Special Use District.

(Continued from the Regular Meeting of February 9, 1984)

2:30 P.M. (Cont)

10. 83.615D - 3231 FILLMORE STREET, northwest corner at Moulton Street, between Greenwich and Lombard Streets, Lot 4 in Assessor's Block 510; Consideration of Discretionary Review of Building Permit Application No. 8401203 to allow a conversion of a dwelling unit to commercial office space in a C-2 (Community Business) district within the Union Street Special Use District.

11. 83.615D - 3231 FILLMORE STREET, northwest corner at Moulton Street, between Greenwich and Lombard Streets, Lot 4 in Assessor's Block 510; Discretionary Review of Building Permit Application No. 8401203 to allow a conversion of a dwelling unit to commercial office space in a C-2 (Community Business) district within the Union Street Special Use District.

3:00 P.M.

12. RX80.7 - 2200 PACIFIC AVENUE, northwest corner at Buchanan Street, Lot 20 in Assessor's Block 580 - Request for EXCEPTION from the moderate-income requirements of Section 1341 of the Subdivision Code for a previously-approved 65-unit condominium conversion subdivision. (Joint Hearing with the Department of Public Works)

13. 82.634Q - 140 GRAYSTONE TERRACE, a through lot to Raccoon Drive, at Burnett Avenue and Crown Terrace, Lot 6 in Assessor's Block 2719B - Review for consistency with the Master Plan for a 9-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.

14. 83.355Q - 333 PRESIDIO AVENUE, west side between Clay and Sacramento Streets, Lot 3 in Assessor's Block 1008 - Review for consistency with the Master Plan for a 6-UNIT CONDOMINIUM CONVERSION subdivision, request exception from the Low- and Moderate-Income Requirements of the Subdivision Code. (Joint Hearing with the Department of Public Works) (Continued from the Regular Meeting of January 19, 1984)

15. 83.608Q - 20-26 HIGHLAND AVENUE, south side between San Jose Avenue and Mission Street, Lot 24 in Assessor's Block 6688 - Review for consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district. NOTE: Proposed for continuation to March 15, 1984.

16. 84.26D - 899 PINE STREET, south side between Mason and Powell Streets, Lot 13 in Assessor's Block 274 - Consideration of request for Discretionary Review for Building Permit Application No. 8310854 for the proposed change to the garage entrances and relocation of the lobby.

February 16, 1984

3:00 P.M. (Cont)

17. 84.26D - 899 PINE STREET, south side between Mason and Powell Streets, Lot 13 in Assessor's Block 274 - Discretionary Review of Building Permit Application No. 8310854 for the proposed change to the garage entrances and relocation of the lobby.

4:00 P.M.

18. 83.18EC - 4150 - 17TH STREET at Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Appeal of Preliminary Negative Declaration for a 48-unit, 4-story residential development (comprised of six buildings) with 48 parking spaces; after demolition of 2 existing dwellings; requiring Conditional Use Authorization. (Continued from the Regular Meeting of February 2, 1984)  
NOTE: Proposed for continuation to March 8, 1984.

19. 83.18EC - 4150 - 17TH STREET opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces requiring exceptions for rear yards, off-street parking and density in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of February 2, 1984)

NOTE: Proposed for continuation to March 8, 1984.

5:00 P.M.

20. 83.168EC - SOUTHWEST CORNER 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Appeal of the Preliminary Negative Declaration for the construction of a PLANNED UNIT DEVELOPMENT, a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk District. (Continued from the Regular Meeting of January 26, 1984)  
NOTE: Proposed for continuation to March 1, 1984.

21. 83.168EC - SOUTHWEST CORNER 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to construct a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk District. (Continued from the Regular Meeting of January 26, 1984)  
NOTE: Proposed for continuation to March 1, 1984.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



12/84  
SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 23, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 23 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

EXECUTIVE SESSION - To discuss with Counsel, Pending and Possible Litigation

1:30 P.M.

I. Current Matters

A. Director's Report

1. Consideration of a resolution approving submittal of the Department's FY84-85 Work Program and Budget.
2. 83.181ED - 3145 TURK STREET - Adoption of Final Resolution under Discretionary Review denying Building Permit Application No. 8303561, heard January 5, 1984.
3. 84.26D - 899 PINE STREET, Consideration of motion disapproving Building Permit Application No. 8310854, heard February 16, 1984.
4. Status Report on ECKER STREET Pedestrian Improvement Implementation.

B. Commissioners' Questions and Matters

2. 84.15R - 7TH AVENUE at LAWTON STREET; Lot 10 in Assessor's Block 1852 - Review for consistency with Master Plan, Sale of Surplus Property. (Continued from the Regular Meeting of February 16, 1984.)
3. 83.536C - 1545-51 and 1563 PAGE STREET, south side between Ashbury and Masonic Streets, Lots 24-26 in Assessor's Block 232 - Request for Authorization of Conditional Use to permit EXPANSION OF A PRIVATE HIGH SCHOOL in an RM-1 (Mixed Residential, Low Density) district. (Continued from the Regular Meeting of February 16, 1984)  
NOTE: Proposed for continuation to March 15, 1984.

2:00 P.M.

4. 84.32L - Consideration of the REFUGEE SHACK at 1227 - 24TH AVENUE, Lot 4 in Assessor's Block 1726, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
5. 83.643L - Consideration of the CAMPFIRE GOLDEN GATE COUNCIL HEADQUARTERS at 325 ARGUELLO BOULEVARD, Lot 3 in Assessor's Block 1432, acting on the pending recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
6. 83.647L - Consideration of CALIFORNIA HALL at 625 POLK STREET, Lot 2 in Assessor's Block 742, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
7. 84.35L - Consideration of the area surrounding ALAMO SQUARE, consisting of all of Assessor's Blocks 775, 776, 777, 778, 798, 797 and 823; and Lots 5A-5G in Assessor's Block 754; Lot 5 in Assessor's Block 1155; Lots 1-12 and 13B in Assessor's Block 1180; Lots 1, 3-9, 20-25 in Assessor's Block 1181; Lots 1, 1A, 1B, 1D, 1E and 4 in Assessor's Block 1202; Lot 1 in Assessor's Block 1203; Lots 1, 1H, 2D, 2, 6C, 7-9, 9A, 10 and 12 in Assessor's Block 824; Lots 19-26 and 37-44 in Assessor's Block 822; Lots 1, 1A, 1D, 17-30 and 15 in Assessor's Block 803; Lots 1, 1B, 14-20, 22-24, 24A, 25-27 in Assessor's Block 804; and Lots 14-23 in Assessor's Block 779; acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above-bounded area, buildings and sites as an HISTORIC DISTRICT pursuant to Article 10 of the City Planning Code.



2:30 P.M.

8. 84.74D - 737 PINE STREET, south side between Powell and Stockton Streets, Lot 1B in Assessor's Block 272 - Consideration of request for Discretionary Review for Building Permit Application No. 8310966 for the merger of three units into one unit in a 41-unit building.
9. 84.74D - 737 PINE STREET, south side between Powell and Stockton Streets, Lot 1B in Assessor's Block 272 - Discretionary Review of Building Permit Application No. 8310966 for the merger of three units into one unit in a 41-unit building.

3:00 P.M.

10. 83.558ED - 2139 GREEN STREET, Lot 22 in Assessor's Block 557, Discretionary Review of Building Permit Application No. 8313077-S for the proposed construction of a 5-story, 9-unit CONDOMINIUM with parking garage for 11 cars.  
(Continued from the Regular Meeting of January 26, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF HEARING

Notice is hereby given to the general public that the City Planning Commission will hold a public hearing on Thursday, March 8, 1984, beginning at 3:00 P.M. in Room 282 City Hall, to consider a proposed text amendment to the City Planning Code as follows:

83.624T: REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this section.

For further information, call Mike Estrada at 558-2266.

Robert W. Passmore  
Zoning Administrator  
450 McAllister St., 5th Floor  
San Francisco, CA 94102

83.624T  
February 17, 1984

14  
2/1/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 1, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 28 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution approving submittal of the Department's FY84-85 Work Program and Budget.
2. Status Report on Ecker Street Pedestrian Improvement Implementation.

B. Commissioners' Questions and Matters

2. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and moderate-income elderly persons, with 11 parking spaces provided.  
(Continued from the Regular Meeting of January 19, 1984)  
NOTE: Proposed for continuation.

3. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349 - Request for Authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 112 feet) in a C-3-G (Downtown General Commercial), proposed RC-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk districts.  
(Continued from the Regular Meeting of January 19, 1984)  
NOTE: Proposed for continuation.

1:30 P.M. (Cont)

4. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the Final Environmental Impact Report for construction of an 85-foot high mixed use residential and commercial structure on a vacant site with the NORTHEAST WATERFRONT HISTORIC DISTRICT. (Continued from the Regular Meeting of January 5, 1984)  
NOTE: Proposed for continuation.
5. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board, for disapproval. (Continued from the Regular Meeting of January 5, 1984)  
NOTE: Proposed for continuation.
6. 82.418EVA - 1171 SANSOME STREET, west side of Sansome between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review for Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT. (Continued from the Regular Meeting of January 5, 1984)  
NOTE: Proposed for continuation.
7. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Appeal of the Preliminary Negative Declaration for the construction of a PLANNED UNIT DEVELOPMENT, a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk District. (Continued from the Regular Meeting of February 16, 1984)  
NOTE: Proposed for continuation.
8. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to construct a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk District. (Continued from the Regular Meeting of February 16, 1984)  
NOTE: Proposed for continuation.

1:45 P.M.

9. 83.522E - MARK HOPKINS HOTEL, #1 NOB HILL, Lot 2 in Assessor's Block 255; Appeal of the Preliminary Negative Declaration for the proposed construction of a 5-story, 35,800 square-foot addition to the south side of the Mark Hopkins Hotel to contain about 19,200 square feet of hotel ancillary space, 8,300 square feet of restaurant and function space and about 8,300 square feet of storage and mechanical space.

2:00 P.M.

10. 84.18C - 29 COLLINGWOOD STREET, east side between Market Street and 18th Street, Lot 27 in Assessor's Block 2647 - Request for Authorization of Conditional Use to permit CONVERSION OF TWO DWELLING UNITS TO A BED AND BREAKFAST INN with four guest rooms in a RH-3 (Residential House, Three-Family) district.
11. 84.14C - 6555 GEARY BOULEVARD, southwest corner of 30th Avenue, Lot 41 in Assessor's Block 1515 - Request for Authorization of Conditional Use to permit ENLARGEMENT OF A CHURCH in an RM-2 (Mixed Residential, Moderate Density) district.
12. 83.156R - 21ST STREET, southwest corner at Chattanooga Street, Lot 54 in Assessor's Block 3619 - Review for consistency with Master Plan, Sale of Surplus Property.
13. 83.552R - EAST SIDE OF SAN JOSE at GENEVA AVENUE, Review for consistency with Master Plan, Change in Sidewalk.
14. 83.562R - BRANNAN STREET, southeasterly side, northeasterly of 9th Street - Review for consistency with Master Plan for reestablishment of sidewalk from Zero to 10 feet.
15. 83.590R - ARMSTRONG AVENUE, north of Jennings Street - Review for consistency with Master Plan for a partial street vacation.
16. 84.24R - SUTTER STREET, east of Gough Street - Review for consistency with Master Plan for sidewalk widening for construction of a bus loading platform.
17. 82.535C - 220 RANKIN STREET, entire frontage, west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228 - Consideration of revocation of Conditional Use Authorization for an automobile wrecking yard due to non-compliance with conditions of operation. (Continued from the Regular Meeting of February 9, 1984)

March 1, 1984

3:00 P.M.

18. 84.74D - 737 PINE STREET, south side between Powell and Stockton Streets, Lot 13 in Assessor's Block 272 - Consideration of Request for Discretionary Review for Building Permit Application No. 8310966 for the merger of three units into one unit in a 41-unit building.  
(Continued from the Regular Meeting of February 23, 1984)

19. 84.74D - 737 PINE STREET, south side between Powell and Stockton Streets, Lot 13 in Assessor's Block 272 - Discretionary Review of Building Permit Application No. 8310966 for the merger of three units into one unit in a 41-unit building.

20. 83.558ED - 2139 GREEN STREET, Lot 22 in Assessor's Block 557, Discretionary Review of Building Permit Application No. 8313077-s for the proposed construction of a 5-story, 9-unit CONDOMINIUM with parking garage for 11 cars.  
(Continued from the Regular Meeting of February 23, 1984)

4:00 P.M.

21. 82.313ECR - 330 SUTTER STREET at Stockton; Lots 17, 24 in Assessor's Block 286; Public Hearing on Draft Environmental Impact Report for the construction of a 4-story, 365-space garage addition to existing Sutter-stockton Garage; requiring Conditional Use Authorization and Master Plan Referral.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 8, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 9 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Informational Presentation on 156 Ellis Street, at North Fifth Street; Construction of a 2-story, 6,400 square-foot commercial/office building in the Downtown Interim Special Review Area. (83.86E)

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.600ETT - CHINATOWN-NORTH BEACH RESIDENTIAL HOTEL CONVERSION MORATORIUM. In the general area beginning at the southwest intersection of Sansome and Washington Streets, then north along Sansome Street to Green Street, then west along Green Street to Montgomery Street, then south along Montgomery Street to Vallejo Street, then west along Vallejo Street to Mason Street, then south along Mason Street to Clay Street, then east along Clay Street to Powell Street, then south along Powell Street to Sacramento Street, then east along Sacramento Street to Stockton Street, then south along Stockton Street to Bush Street, then west along Bush Street to Powell Street, then south along Powell Street to Sutter Street, then east along Sutter Street to Kearny Street, then north along Kearny Street to Washington Street, then east along Washington Street to the point of the beginning, being all of Assessor's Blocks 134, 143-148, 159-164, 175-180, 191-196, 209-212, 224-226, 241, 242, 257, 258, 270, 271, 285-287. Also under consideration: The area bounded by Kearny, Washington, Montgomery and Sacramento Streets, being all of Assessor's Blocks 208 and 227 and both sides of street frontages of all boundary streets.



2:00 P.M. (Cont)

2. 83.600ET (Cont)

Amending the San Francisco Administrative Code by adding Chapter 418 thereto, imposing a moratorium for twelve (12) months on permits to convert residential hotel units in the Chinatown-North Beach Area, prohibiting conversion of units, establishing a Citizens' Advisory Committee, prohibiting permits for sites of unlawful demolition, including demolition on or after November 15, 1983, and establishing penalties.

NOTE: Proposed for continuation to a later date.

3. 83.522E - MARK HOPKINS HOTEL, #1 NOB HILL, Lot 2 in Assessor's Block 255; Appeal of the Preliminary Negative Declaration for the proposed construction of a 5-story, 35,800 square-foot addition to the south side of the Mark Hopkins Hotel to contain about 19,200 square feet of hotel ancillary space, 8,300 square feet of restaurant and function space and about 8,300 square feet of storage and mechanical space.  
(Continued from the Regular Meeting of March 1, 1984)
4. 82.535C - 220 RANKIN STREET, entire frontage, west side between Davidson and Evans Avenues, Lot 1 in Assessor's Block 5228; Consideration of revocation of Conditional Use authorization for an automobile wrecking yard due to non-compliance with conditions of operation.  
(Continued from the Regular Meeting of March 1, 1984)
5. 84.69D - 6507-6509 CALIFORNIA STREET, south side between 27th and 28th Avenues, Lot 47 in Assessor's Block 1406; Consideration of request for Discretionary Review of Building Permit Application No. 8401478, proposing construction of a 3-story, 2-unit building.
6. 84.69D - 6507-6509 CALIFORNIA STREET, south side between 27th and 28th Avenues, Lot 47 in Assessor's Block 1406; Discretionary Review of Building Permit Application No. 8401478, proposing construction of a 3-story, 2-unit building.
7. 83.558ED - 2139 GREEN STREET, Lot 22 in Assessor's Block 557; Discretionary Review of Building Permit Application No. 8313077-S for the proposed construction of a 5-story, 9-unit CONDOMINIUM with parking garage for 11 cars.  
(Continued from the Regular Meeting of March 1, 1984)



3:00 P.M.

8. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with the section.

NOTE: Proposed for continuation to a later date.

9. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with the section.

NOTE: Proposed for continuation to a later date.

4:00 P.M.

10. 83.18EC - 4150 - 17TH STREET opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for the construction of a 48-unit, 4-story residential development (comprised of 6 buildings) with 48 parking spaces, after demolition of 2 existing dwellings, requiring Conditional Use authorization.

(Continued from the Regular Meeting of February 16, 1984)

NOTE: The public hearing was closed on February 2, 1984.

Proposed for continuation to a later date.

11. 83.18EC - 4150 - 17TH STREET opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces, requiring exceptions for rear yards, off-street parking, and density in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of February 16, 1984)

NOTE: Proposed for continuation to a later date.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



ADDENDUM

NOTICE OF MEETING      DOCUMENTS DEPT.  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION      SAN FRANCISCO  
REGULAR MEETING      PUBLIC LIBRARY  
THURSDAY  
MARCH 8, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

3:00 P.M.

10. 83.18EC - 4150 - 17TH STREET opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for the construction of a 48-unit, 4-story residential development (comprised of 6 buildings) with 48 parking spaces, after demolition of 2 existing dwellings, requiring Conditional Use authorization.  
(Continued from the Regular Meeting of February 16, 1984)  
NOTE: The public hearing was closed on February 2, 1984.  
Proposed for continuation to a later date.
11. 83.18EC - 4150 - 17TH STREET opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces, requiring exceptions for rear yards, off-street parking, and density in an RH-3 (House, Three-Family) district.  
((Continued from the Regular Meeting of February 16, 1984)  
NOTE: Proposed for continuation to a later date.



SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 15, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAR 12 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Adoption of final Resolution under Discretionary Review, denying Building Permit Application No. 8303561 heard on January 5, 1984.

B. Commissioners' Questions and Matters

1:15 P.M.

2. 84.35L - Final approval of the area surrounding ALAMO SQUARE, consisting of all of Assessor's Blocks 775, 776, 777, 778, 797, 798 and 823, and Lots 5A-5G in Assessor's Block 754, Lot 5 in Assessor's Block 1155, Lots 1-12 and 13B in Assessor's Block 1180, Lots 1, 3-9, 20-25 in Assessor's Block 1181, Lots 1, 1A, 1B, 1D, 1E and 4 in Assessor's Block 1202, Lot 1 in Assessor's Block 1203, Lots 1, 1H, 2, 2D, 6C, 7-9, 9A, 10 and 12 in Assessor's Block 824, Lots 19-26 and 37-44 in Assessor's Block 822, Lots 1, 1A, 1D, 17-30 and 15 in Assessor's Block 803, Lots 1, 1B, 14-20, 22-24, 24A and 25-27 in Assessor's Block 804, and Lots 14-23 in Assessor's Block 779, acting on the recommendation of the Landmarks Preservation Advisory Board to propose to the Board of Supervisors the above-bounded area, buildings and sites as an HISTORIC DISTRICT pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of February 23, 1984)

3. 83.558ED - 2139 GREEN STREET, Lot 22 in Assessor's Block 557; Consideration of motion approving with conditions Building Permit Application No. 8313077-S for the construction of a 5-story, 9-unit CONDOMINIUM with parking garage for 11 cars.

1:30 P.M.

4. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the final Environmental Impact Report for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of March 1, 1984)
5. 82.418EVA - 1171 SANEOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board, for Disapproval.  
(Continued from the Regular Meeting of March 1, 1984)
6. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of March 1, 1984)

2:00 P.M.

7. 83.546C - 1545-51 and 1563 PAGE STREET, south side between Ashbury Street and Masonic Avenue, Lots 24-26 in Assessor's Block 1232; Request for authorization of Conditional Use to permit EXPANSION OF A PRIVATE HIGH SCHOOL in an RM-1 (Mixed Residential, Low Density) district.  
(Continued from the Regular Meeting of February 23, 1984)  
NOTE: Proposed for continuation of March 22, 1984.
8. 83.608Q - 20-26 HIGHLAND AVENUE, south side between San Jose Avenue and Mission Street; Lot 24 in Assessor's Block 6688; Review for consistency with the Master Plan for a 5-UNIT CONDOMINIUM CONVERSION subdivision in an RH-2 (House, Two-Family) district.
9. RS80.7 - 2200 PACIFIC AVENUE, northwest corner at Buchanan Street, Lot 20 in Assessor's Block 580; Request for EXCEPTION from the moderate-income requirements of Section 1341 of the Subdivision Code for a previously-approved 65-unit condominium conversion subdivision. (Joint hearing with the Department of Public Works)  
(Continued from the Regular Meeting of February 16, 1984)

2:30 P.M.

10. 84.70C - 600 HARRISON STREET, northwest corner of 2nd Street, Lot 73 in Assessor's Block 3750; Request for amendment to Conditional Use authorization (82.241C) to permit minor exceptions to the bulk limitations for an office project in an M-1, 80-K Height and Bulk District.

3:00 P.M.

11. 83.21EC - 440 TURK STREET near Hyde Street, Lot 5 in Assessor's Block 336; Request for Conditional Use to authorize COMMERCIAL USE ABOVE THE GROUND FLOOR in a proposed Residential-Commercial district and to PERMIT HEIGHT IN EXCESS OF 40 FEET in a Residential district, in connection with the construction of a MIXED USE BUILDING up to 130 feet in height, with 89 dwelling units for the elderly, 25,000 square feet of offices and 40-50 parking spaces, after demolition of a 16,850 square-foot office building and removal of a 30-car parking lot. The site is within a C-3-G (Downtown General Commercial) district, 130-E Height and Bulk District, and the proposed North of Market Mixed Use District, proposed for reclassification to an RC-4 (Residential-Commercial Combined, High Density) district.  
(Continued from the Regular Meeting of February 16, 1984)  
NOTE: Proposed for continuation to April 19, 1984.

12. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349; Appeal of the Preliminary Negative Declaration for the (Dorothy Day Community) construction of a six- and eight-story, 23,000 square-foot, 100-unit residential development for low- and moderate-income elderly persons, with 11 parking spaces provided.  
(Continued from the Regular Meeting of March 1, 1984)
13. 83.212ECV - 54 McALLISTER STREET, between Leavenworth and Jones Streets, Lots 9 and 14 in Assessor's Block 349; Request for authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET (approximately 112 feet) in a C-3-G (Downtown General Commercial), proposed RC-4 (Residential-Commercial Combined, High Density) and 240-H Height and Bulk Districts.  
(Continued from the Regular Meeting of March 1, 1984)

4:00 P.M.

14. 84.40U - 1058 VALENCIA STREET, southwest corner at Hill Street, Lot 8 in Assessor's Block 3617; Request for authorization of Special Use for a RESTAURANT within an existing Fast Food establishment by adding 22 seats in a C-2 (Community Business) district within the Valencia Street Special Use District.

4:00 P.M. (Cont)

15. 84.73U - 3130 FILLMORE STREET, northeast corner at Pixley Street, between Greenwich and Filbert Streets, Lot 20 in Assessor's Block 516; Request for authorization of Special Use for an Ice Cream Shop, classified as a RESTAURANT with a seating capacity of up to 12 persons in a C-2 (Community Business) district within the Union Street Special Use District.
16. 84.75U - 3939 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 34 in Assessor's Block 6508; Request for authorization of Special Use for a commercial retail space expansion of over 2,500 square feet and a mezzanine level for accessory office space in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th Street/Noe Valley Special Use District.
17. 84.77U - 524 VALENCIA STREET, west side between 16th and 17th Streets, Lot 3 in Assessor's Block 3568; Request for authorization of Special Use for a RESTAURANT with a seating capacity of up to 49 persons in a C-M (Heavy Commercial) district within the Valencia Street Special Use District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR

OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY

MARCH 15, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAR 19 1984

SAN FRANCISCO  
PUBLIC LIBRARY

1:00 P.M.

1. Current Matters

A. Director's Report

2. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with Schute, Mihaly and Weinberger for an amount up to \$12,000 to provide consultation on project-level Environmental Impact Report preparation in context of the Environmental Impact Report on the Downtown Plan and other planning Environmental Impact Reports.
2. Consideration of a Resolution authorizing the Director of Planning to enter into a contract with Sedway-Cooke Associates for an amount up to \$10,000 to provide consulting services on developing a program to combine planning and environmental analysis efforts for more efficient use of resources and time.
4. Consideration of initiation of an amendment to the City Zoning Map to reclassify property being a portion of the street right-of-way in the 100 BLOCK OF MORAGA STREET at its intersection with 7th Avenue beginning at a point at the intersection of the west line of 7th Avenue and the center line of Moraga Street and proceeding thence westerly along said center line of Moraga Street to a point distant 110 feet thereon, thence at a right angle northerly 30 feet, thence at a right angle easterly 110 feet, thence at a right angle southerly 30 feet to the point of beginning from an RH-1 (House, One-Family) to an RH-2 (House, Two-Family) district.
4. Consideration of initiation of an amendment to the City Zoning Map to reclassify property at 6509-6533 CALIFORNIA STREET, south side between 27th and 28th Avenues, Lots 41-47 in Assessor's Block 1406 from an RH-2 (House, Two-Family) to an RH-1 (House, One-Family) district.



SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 22, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 21 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:30 P.M. - EXECUTIVE SESSION - To discuss with Counsel, Pending and Possible Litigation.

1:30 P.M.

I. Current Matters

A. Director's Report

1. Informational update on the implementation of conditions related to the 22 NEW MONTGOMERY STREET Project (at Market). 81.245DA. Motion No. 9732 adopted on June 30, 1983.
2. 83.128E - 732 WASHINGTON STREET, between Kearny and Grant Streets, opposite the north side of Portsmouth Square: construction of a 7-story (including basement), 65-foot high commercial/office building on the Downtown Interim Special Review Area.

B. Commissioners' Questions and Matters

2. 83.181ED - 3145 TURK BOULEVARD, Consideration of Final Motion under Discretionary Review, denying Building Permit Application No. 8303561 for a 12-unit dwelling heard first on January 5, 1984.  
(Continued from the Regular Meeting of March 15, 1984)

2:00 P.M.

3. 84.69D - 6507-6509 CALIFORNIA STREET, south side between 27th and 28th Avenues, Lot 47 in Assessor's Block 1406; Consideration of Request for Discretionary Review of Building Permit Application No. 8401478, proposing construction of a 3-story, 2-unit building.
4. 84.69D - 6507-6509 CALIFORNIA STREET, south side between 27th and 28th Avenues, Lot 47 in Assessor's Block 1406; Discretionary Review of Building Permit Application No. 8401478.
5. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Consideration of Request for Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.

2:00-P.M. (Cont)

6. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732 as described in Item 5.

2:30 P.M.

7. 84.38C - 600 BLOCK OF HOLLOWAY AVENUE, south side between Faxon and Capitol Avenues, Lot 1 in Assessor's Block 6985 - Request for Authorization of Conditional Use for MODIFICATION OF A PLANNED UNIT DEVELOPMENT (Case No. CU80.206) to construct 42 condominium units, 9 of which for senior citizens, and a 1,600-square-foot community center on the former Farragut School site, requiring exceptions to City Planning Code standards for rear yards, in an RH-1 (House, One-Family) district and 40-X Height and Bulk District.

8. 83.148EVC - 665 BUSH STREET, south side east of Powell Street, Lots 11 and 12 in Assessor's Block 285 - Request for Authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,065 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and a 240-H Height and Bulk District.

3:45 P.M.

9. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Appeal of the Preliminary Negative Declaration for the construction of a PLANNED UNIT DEVELOPMENT, a four-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) and 40-X Height and Bulk District.  
(Continued from the Regular Meeting of March 1, 1984)

10. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630 - Request for Authorization of Conditional Use for the PLANNED UNIT DEVELOPMENT described above.  
(Continued from the Regular Meeting of February 16, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, AT 558-4656.

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 29, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters
2. 84.38C - 600 BLOCK OF HOLLOWAY AVENUE, south side between Faxon and Capitol Avenues, Lot 1 in Assessor's Block 6985 - Consideration of a Motion approving A PLANNED UNIT DEVELOPMENT to construct 42 condominium units, and community center on the former Farragut School site, requiring exceptions to City Planning Code standards for rear yards, in an RH-1 (House, One-Family) district and 40-X Height and Bulk District.

1:30 P.M.

3. 83.148EVC - 665 BUSH STREET, south side east of Powell Street, Lots 11 and 12 in Assessor's Block 285 - Request for Authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,065 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and a 240-H Height and Bulk District.  
(Continued from the Regular Meeting of March 22, 1984)

2:00 P.M.

4. 83.204ETZ - Area generally bounded by Post, Polk, Mason and McAllister Streets; Assessor's Blocks (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 740 and 741. Appeal of Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as of right up to 80 feet in height, and up to the height limit with conditional use authorization; and designing of proposals to maximize sunlight access onto streets and open space.  
NOTE: Proposed for continuation to April 19, 1984.
5. 84.40U - 1058 VALENCIA STREET, southwest corner at Hill Street, Lot 8 in Assessor's Block 3617; Request for Authorization of Special Use for a RESTAURANT within an existing FAST FOOD establishment by adding 22 seats in a C-2 (Community Business) district within the Valencia Street Special Use District.
6. 83.613D - 3047-49 FILLMORE STREET, west side between Filbert and Union Streets, Lot 3 in Assessor's Block 534, Consideration of Discretionary Review of Building Permit Application No. 8310399 to convert 2nd floor residential units to commercial office space in a C-2 (Community Business) district within the Union Street Special Use District.
7. 83.613D - 3047-49 FILLMORE STREET, west side between Filbert and Union Streets, Lot 3 in Assessor's Block 534, Discretionary Review of Building Permit Application No. 8310399 as described above.
8. 84.100D - 900 COLUMBUS AVENUE, northeast side between Chestnut and Lombard Streets, Lot 13 in Assessor's Block 65; Consideration of Discretionary Review of Building Permit Application No. 8401595, to install a Savings and Loan Branch Office in a C-2 (Community Business) district.
9. 84.100D - 900 COLUMBUS AVENUE, northeast side between Chestnut and Lombard Streets, Lot 13 in Assessor's Block 65; Discretionary Review of Building Permit Application No. 8401595 as described above.
10. 83.386U - 2181 GREENWICH STREET, southeast corner at Fillmore Street; Lot 22 in Assessor's Block 516; Request for Authorization of Special Use for new construction of commercial space over 2,500 square feet on the second floor, in a C-2 (Community Business) district in the Union Street Special Use District.

2:00 P.M. (Cont)

11. 84.119D - 1540 UNION STREET, north side between Van Ness Avenue and Franklin Street, Lot 12 in Assessor's Block 527; Consideration of Discretionary Review of Building Permit Application No. 8311370 to convert 2nd floor residential units to commercial office space in a C-2 (Community Business) district in the Union Street Special Use District.
12. 84.119D - 1540 UNION STREET, north side between Van Ness Avenue and Franklin Street, Lot 12 in Assessor's Block 527; Discretionary Review of Building Permit Application No. 8311370 as described above.

3:00 P.M.

13. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the final Environmental Impact Report for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.

(Continued from the Regular Meeting of March 15, 1984)

NOTE: Proposed for continuation.

14. 83.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board, for Disapproval.

(Continued from the Regular Meeting of March 15, 1984)

NOTE: Proposed for continuation.

15. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.

(Continued from the Regular Meeting of March 15, 1984)

NOTE: Proposed for continuation.

16. Consideration of initiation of an amendment to the City Planning Code and an amendment to the City Zoning Map to establish a North Beach Neighborhood Commercial Housing Conservation Special Use District in the general area of the C-2 (Community Business) district on either side of Columbus Avenue between Francisco Street and Pacific Avenue and the C-2 district on either side of Broadway between Powell and Battery Streets.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.







SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 5, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 3 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

I. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

- 2. 84.38C - 600 BLOCK OF HOLLOWAY AVENUE, south side between Faxon and Capitol Avenues, Lot 1 in Assessor's Block 6985; Correction of language in Conditions of Approval of MODIFICATION OF A PLANNED UNIT DEVELOPMENT (Case No. CU80.206) to construct 42 condominium units, 9 of which for senior citizens, and a 1,600-square-foot community center on the former Farragut School site, requiring exceptions to City Planning Code Standards for rear yards, in an RH-1 (House, One-Family) district and 40-X Height and Bulk District.
- 3. 83.386U - 2181 GREENWICH STREET, southeast corner at Fillmore Street, Lot 22 in Assessor's Block 516; Consideration of motion approving Special Use for new construction of commercial space over 2,500 square feet on the second floor in a C-2 (Community Business) district in the Union Street Special Use District.

2:00 P.M.

- 4. 83.115ZECZC - 3043 - 16TH STREET, southwest corner at Hoff Street, and 30 HOFF STREET, a through lot to Rondell Place, Lots 22 and 84 in Assessor's Block 3569 - Request for Authorization of Conditional Use to modify prior conditions of approval to REDUCE PARKING from 29 to 22 spaces and to MODIFY HOUSING MIX from 17 elderly/32 standard to 27 elderly/22 standard.

- 5. 83.276C - 12 BYRON COURT, north side east of Lowell Avenue, Lot 53 in Assessor's Block 6489 - Request for Authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR 18 PERSONS in an RH-1 (House, One-Family) district.

(Continued from the Regular Meeting of October 6, 1983)

April 5, 1984

2:00 P.M. (Cont)

6. 84.115EZ - A portion of the street right-of-way in the 100 BLOCK OF MORAGA STREET at its intersection with 7th Avenue, beginning at a point at the intersection of the west line of 7th Avenue and the center line of Moraga Street and proceeding thence westerly along said center line of Moraga Street to a point distant 110 feet thereon, thence at a right angle northerly 30 feet, thence at a right angle easterly 100 feet, thence at a right angle southerly 30 feet to the point of beginning - Request for reclassification of property from an RH-1 (House, One-Family) to an RH-2 (House, Two-Family) district.
7. 84.115EZR - 100 BLOCK MORAGA STREET - Review for consistency with the Master Plan for the vacation of a portion of the street.
8. 84.94C - 2 RANKIN STREET and 1650 DAVIDSON AVENUE, six lots with frontage also in Islais and Selby Streets and on Evans Avenue including State-owned lands under the I-280 Freeway, Lots 16, 20, 21 and 22 in Assessor's Block 5215 and Lots 11 and 12 in Assessor's Block 5228 - Request for Authorization of Conditional Use for expansion of an existing AUTOMOBILE WRECKING OPERATION in an M-2 (Heavy Industrial) district.
9. 82.518VC - 14 LE ROY PLACE, east side south of Sacramento Street, between Leavenworth and Jones Streets, Lot 32 in Assessor's Block 247 - Request for Authorization of Conditional Use for a STRUCTURE OVER 40 FEET in an RM-3 (Mixed Residential Medium Density) district.
10. 84.22C - 1070 OAK STREET, northeast corner at Divisadero Street, Lots 6, 10, 10A, 16 in Assessor's Block 1216 - Request for Authorization of Conditional Use to permit a CAR WASH in a C-2 (Community Business) district.
11. 84.78C - 120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1 in Assessor's Block 5090 - Request for Authorization of Conditional Use to permit CONVERSION OF A SCHOOL TO A CHURCH in an RH-1 (House, One-Family) district.
12. 84.97C - 400 CRESCENT AVENUE, southeast corner at Andover Street, Lot 43 in Assessor's Block 5810 - Request for Authorization of Conditional Use to permit EXPANSION OF A RELIGIOUS INSTITUTION in an RH-1 (House, One-Family) district.
- 3:30 P.M.
13. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6804; Consideration of Request for Discretionary Review of Building Permit Application No. 8206939 proposing construction of a 4-story, two-unit building.
- NOTE: Proposed for continuation to April 12, 1984.

April 5, 1984

3:30 P.M. (Cont)

14. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604; Discretionary Review of Building Permit Application No. 8206939 as described in Item 13.

NOTE: Proposed for continuation to April 12, 1984.

4:00 P.M.

15. 83.600ETT - CHINATOWN-NORTH RESIDENTIAL HOTEL CONVERSION MORATORIUM - In the general area beginning at the southwest intersection of Sansome and Washington Streets, then north along Sansome Street to Green Street, then west along Green Street to Montgomery Street, then south along Montgomery Street to Vallejo Street, then west along Vallejo Street to Mason Street, then south along Mason Street to Clay Street, then east along Clay Street to Powell Street, then south along Powell Street to Sacramento Street, then along Stockton Street to Bush Street, then west along Bush Street to Powell Street, then south along Powell Street to Sutter Street, then east along Sutter Street to Kearny Street, then north along Kearny Street to Washington Street, then east along Washington Street to the point of the beginning; being all of Assessor's Block 134, 143-148, 159-164, 175-180, 191-196, 209-212, 224-226, 241, 242, 257, 258, 270, 271, 285-287. Also under consideration: the area bounded by Kearny, Washington, Montgomery and Sacramento Street, being all of Assessor's Blocks 208 and 227 and both side of street frontages of all boundary streets.

Amending the San Francisco Administrative Code by adding Chapter 41B thereto, imposing a moratorium for (12) months on permits to convert residential hotel units in the Chinatown-North Beach Area, prohibiting conversion of units, establishing a Citizens' Advisory Committee, prohibiting permits for sites of unlawful demolition, including demolition on or after November 15, 1983, and establishing penalties.

April 5, 1984

5:00 P.M.

16. 82.511E - Consideration of amending the listing of ARCHITECTURALLY AND/OR HISTORICALLY SIGNIFICANT BUILDINGS IN THE DOWNTOWN adopted by the City Planning Commission on May 29, 1980 (Resolution No. 8600) relative to 222 Front Street, Lot 6 in Assessor's Block 236.
17. 83.18EC - 4150 - 17TH STREET, opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Appeal of the Preliminary Negative Declaration for the construction of a 48-unit, 4-story residential development (Comprised of 6 buildings) with 48 parking spaces, after demolition of 2 existing dwellings, requiring Conditional Use Authorization.  
(Continued from the Regular Meeting of March 8, 1984)
18. 83.18EC - 4150 - 17TH STREET, opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces, requiring exceptions for rear yards, off-street parking, and density in an RH-3 (House, Three-Family) district.  
(Continued from the Regular Meeting of March 8, 1984)

Adjournment.

SPECIAL NOTE: AT ITS REGULAR MEETING SCHEDULED FOR APRIL 12, 1984, THE COMMISSION WILL CONSIDER ADOPTION OF AMENDMENTS TO ITS OFFICIAL RULES AND REGULATIONS WITH RESPECT TO PROCEDURES FOR THE CONDUCT OF PUBLIC HEARINGS.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

055  
#14  
4/12/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 12, 1984  
ROOM 282, CITY HALL  
2:30 P.M.

DOCUMENTS DEPT.

APR 10 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

2:30 P.M.

I. Current Matters

A. Director's Report

1. Endorsement of Memorandum of Agreement between the Department of City Planning and Gerald D. Hines Interest to establish a Transportation Broker and TSM Program at the 101 California Street office building.
2. 83.590R - ARMSTRONG AVENUE north of Jennings Street - Reconsideration of review for consistency with Master Plan - vacation of a portion of Armstrong Avenue.

B. Commissioners' Questions and Matters

1. Consideration of Adoption of Amendments to Article IV, Section 10 of Commission's Official Rules and Regulations with respect to procedures for the Conduct of Public Hearings.
2. 84.78C - 120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1 in Assessor's Block 5090 - Request for Authorization of Conditional Use to permit CONVERSION OF A SCHOOL TO A CHURCH in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of April 5, 1984)
3. 84.97C - 400 CRESCENT AVENUE, southeast corner at Andover Street, Lot 43 in Assessor's Block 5810 - Request for Authorization of Conditional Use to permit EXPANSION OF A RELIGIOUS INSTITUTION in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of April 5, 1984)

April 12, 1984

2:30 P.M. (Cont)

4. 83.647L - Consideration of CALIFORNIA HALL at 625 POLK STREET, Lot 2 in Assessor's Block 742, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of February 23, 1984)

3:00 P.M.

5. 83.598ET - Proposed addition to San Francisco Planning Code of Section 218.1 to require that MASSAGE ESTABLISHMENTS be conducted on premises not less than 1,000 feet from the premises of any other massage establishment (as defined by Section 2700 of the San Francisco Police Code).
6. 83.468TT - Referral of Proposed Text Amendments back to the City Planning Commission by the Board of Supervisors. The Commission adopted and sent to the Board proposed text amendments to Sections 302 and 306.6 of the City Planning Code and the addition of a new Section 306.7 thereof (1) amending the definition of "interested property owner" who may initiate a zoning or setback proceeding; (2) establishing policies, procedures and standards for administrative interim zoning controls which may be imposed by the Board of Supervisors or the City Planning Commission; (3) deleting the present Section 302(e) which makes permit applications filed subsequently to the initiation of a reclassification application subject to said application; (4) other non-substantive changes to conform these sections to the proposed amendments and additions. The Board has sent this proposal back to the Commission with the following amendments for hearing and recommendation: (1) a proposal by the Board of Supervisors, providing a procedure for an ORDER TO SUSPEND ACTION ON BUILDING PERMIT APPLICATIONS by either the Board or the Commission during a period controls are being considered; and (2) a proposal by the Board of Supervisors to provide a procedure for BOARD OF SUPERVISORS' RATIFICATION OR DISAPPROVAL OF PLANNING COMMISSION INTERIM CONTROLS; and related changes.

3:30 P.M.

7. 83.564C - 340 TAYLOR STREET, southeast corner at O'Farrell Street, Lot 27 in Assessor's Block 325 (Hilton Hotel Complex - Request for authorization of Conditional Use for MODIFICATION OF A PLANNED UNIT DEVELOPMENT (PUD) (CU80.239) to construct a 19-story, 329,500 gross square-foot hotel structure 170 feet in height containing 405 guest rooms and hotel support space, modifying Resolution No. 9364 which authorized a 27-story, 320-foot high hotel structure of 330,000 gross square feet and containing 410 guest rooms, requiring exceptions to the Planning Code as provided under Sections 127, 303 and 304, for property located in a C-3-G (Downtown General Commercial) zoning district and in a 320-I Height and Bulk District.



April 12, 1984

3:30 P.M. (Cont)

8. 83.228R - O'FARRELL STREET south side, east of Mason Street - Review for consistency with the Master Plan for proposed narrowing of sidewalk.

4:30 P.M.

9. 84.119D - 1540 UNION STREET, north side between Van Ness Avenue and Franklin Street, Lot 12 in Assessor's Block 527; Consideration of Discretionary Review of Building Permit Application No. 8311370 to convert 2nd floor residential units to commercial office space in a C-2 (Community Business) district in the Union Street Special Use District.  
(Continued from the Regular Meeting of March 29, 1984)
10. 84.119D - 1540 Union Street, north side between Van Ness Avenue and Franklin Street, Lot 12 in Assessor's Block 527; Discretionary Review of Building Permit Application No. 8311370 as described above.  
(Continued from the Regular Meeting of March 29, 1984)
11. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604; Consideration of Request for Discretionary Review of Building Permit Application No. 8206939 proposing construction of a 4-story, two-unit building.  
(Continued from the Regular Meeting of April 5, 1984)
12. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604; Discretionary Review of Building Permit Application No. 8206939 as described above.  
(Continued from the Regular Meeting of April 5, 1984)
13. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Consideration of Request for Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of March 22, 1984)
14. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732 as described above.  
(Continued from the Regular Meeting of March 22, 1984)
- NOTE: Items 13 and 14 proposed for continuation to May 3, 1984.

April 12, 1984

4:00 P.M.

15. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS DISPLACING HOUSING (OHPP). Public Hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with the section.

(Continued from the Regular Meeting of March 8, 1984)

NOTE: Proposed for continuation.

16. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public Hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with the section.

(Continued from the Regular Meeting of March 8, 1984)

NOTE: Proposed for continuation.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



PROPOSED AMENDMENTS TO  
ARTICLE IV, SECTION 10, OF THE OFFICIAL RULES AND  
REGULATIONS OF THE CITY PLANNING COMMISSION

Section 10. Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation of the proposal, by the project sponsor, for a period not to exceed 20 minutes.
3. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 6 minutes if that organization or group is represented by one speaker.
4. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 6 minutes for a group or organization if that group or organization is represented by one speaker.
5. The project sponsor or applicant will be given a period, not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
6. Presentation of Director's recommendation, preferably prepared in writing.
7. Action by Commission on the matter before it.
8. In public hearings on Draft Environmental Impact reports, all speakers will be limited to a period not to exceed 5 minutes.
9. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

Section 11. Record. A record shall be kept of each Regular, Special and Committee Meeting by the Administrative Secretary or by an Acting Secretary designated by the Administrative Secretary.

Section 12. Private Transcription. The President or Committee Chairman may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President or Chairman may require that a copy of such transcript be provided for the Commission's permanent records.

ARTICLE V - AMENDMENTS

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least one week.

Amended: August 1, 1957  
January 12, 1961  
October 11, 1961  
March 26, 1964  
April 23, 1964  
October 29, 1964  
June 17, 1965

October 24, 1968  
January 18, 1973  
March 7, 1974  
August 8, 1974  
December 11, 1975  
June 24, 1976  
October 28, 1982  
April 12, 1984



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9/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 19, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 20 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1. Consideration of Adoption of Amendments to Article IV, Section 10 of Commission's Official Rules and Regulations with respect to procedures for the Conduct of Public Hearings.

1:30 P.M.

2. 84.78C - 120 LATHROP AVENUE, south side between Tunnel and Wheeler Avenues, Lot 1 in Assessor's Block 5090 - Request for Authorization of Conditional Use to permit CONVERSION OF A SCHOOL TO A CHURCH in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of April 12, 1984)

3. 84.97C - 400 CRESCENT AVENUE, southeast corner at Andover Street, Lot 43 in Assessor's Block 5810 - Request for Authorization of Conditional Use to permit EXPANSION OF A RELIGIOUS INSTITUTION in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of April 12, 1984)

1:30 P.M. (Cont)

4. 84.163D - 2622 - 14TH AVENUE, east side between Wawona and Vicenti Streets, Lot 21 in Assessor's Block 2932 - Consideration of Request for Discretionary Review of Building Permit Application No. 8303441 to create a three-story addition to an existing single-family dwelling in an RH-1 (D) (House, One-Family - Detached Dwelling) district.
5. 84.163D - 2622 - 14TH AVENUE, east side between Wawona and Vicenti Streets, Lot 21 in Assessor's Block 2932 - Discretionary Review of Building Permit Application No. 8303441 as described above.
6. 84.25E - 3620 MARKET STREET near Romain; Lot 2 in Assessor's Block 2755, Appeal of Negative Declaration for construction of an ELEVEN-UNIT RESIDENTIAL STRUCTURE with enclosed parking requiring the demolition of an existing structure.
7. 84.25ED - 3620 MARKET STREET near Romain; Lot 2 in Assessor's Block 2755 - Consideration of Request for Discretionary Review of Building Permit Application 8313128 proposing consideration of an eleven-unit residential structure.
8. 84.25ED - 3620 MARKET STREET near Romain, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128 as described above.
9. 83.21EC - 440 TURK STREET near Hyde Street, Lot 5 in Assessor's Block 336; Request for Conditional Use to authorize COMMERCIAL USE ABOVE THE GROUND FLOOR in a proposed Residential-Commercial district and to PERMIT HEIGHT IN EXCESS OF 40 FEET in a Residential district, in connection with the construction of a MIXED USE BUILDING up to 130 feet in height, with 89 dwelling units for the elderly, 25,000 square feet of offices and 40-50 parking spaces, after demolition of a 16,850 square-foot office building and removal of a 30-car parking lot. The site is within a C-3-G (Downtown General Commercial) district, 130-E Height and Bulk District, and the proposed North of Market Mixed Use District, proposed for reclassification to an RC-4 (Residential-Commercial Combined, High Density) district.  
(Continued from the Regular Meeting of March 15, 1984)
- 2:15 P.M.
10. 84.103L - Consideration of MCLAREN LODGE in GOLDEN GATE PARK, a portion of Assessor's Block 1700, acting on the recommendation of the Landmarks Preservation advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
11. 84.117L - Consideration of the CHRISTIANSEN-MOSS HOUSE, 920-930 GREEN STREET, Lot 6 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

2:15 P.M. (Cont)

12. 84.118L - Consideration of the MOSS APARTMENTS, 900-910 GREEN STREET, at Taylor Street, Lot 5 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.
13. 84.75U - 3939 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 34 in Assessor's Block 6508; Request for Authorization of Special Use for a commercial retail space expansion of over 2,500 square feet and a mezzanine level for accessory office space in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th Street/Noe Valley Special Use District. (Continued from the Regular Meeting of March 15, 1984)
14. 83.136U - 3283 - 22TH STREET, southeast corner at Valencia Street, Lot 34 in Assessor's Block 3636; Request for Authorization of Special Use for a PLACE OF ENTERTAINMENT within an existing Restaurant in a C-2 (Community Business) district within the Valencia Street Special Use District.
15. 84.121U - 2270-72 MARKET STREET, north side between Noe and 15th Streets, Lot 12 in Assessor's Block 3560; Request for Authorization of Special Use for a RESTAURANT with a seating capacity of up to 49 persons and 1,500 square feet of floor area in a C-2 (Community Business) district in the Upper Market West Special Use District.
16. 84.95U - 2948 - 24TH STREET, northeast corner at Alabama Street, Lot 20 in Assessor's Block 4207; Request for Authorization of Special Use for the Sale of Beer and Wine for off-premises consumption within an existing grocery store in a C-2 (Community Business) district within the 24th-Mission Special Use District.

3:15 P.M.

17. 84.138ETZ - NORTH BEACH NEIGHBORHOOD COMMERCIAL HOUSING CONSERVATION SPECIAL USE DISTRICT - In the General area of the C-2 Community Business) district on either side of Columbus Avenue between Francisco Street and Pacific Avenue, extending to the western frontage of Powell Street and the eastern frontage of Grant Avenue between Union Street and Broadway, including both frontages of Stockton Street between Greenwich and Filbert Streets, and the eastern frontage of Stockton Street and both frontages of Grant Avenue between Filbert and Union Streets; and the C-2 district on either side of Broadway between Powell and Montgomery Streets and the southern frontage of Broadway between Montgomery and Battery Streets, which area encompasses the following Assessor's Blocks and, where indicated, Lots 50/1, 1A, 2-4, 20-21; 51; 65/10-13, 15, 15A, 16-18, 20, 20A, 21, 25-26; 66/1, 26; 74/1, 3, 3C, 3D, 4, 12-12, 23, 25-28; 88/15-23; 89/1-10; 90/1-8, 23-31, 33, 37-38; 91/1, 46; 101/3-5, 5A, 29, 30-32; 103/1, 3-5, 5A, 6-7, 9, 14, 14A, 15-18, 39; 104/16-17, 19-24, 26-27, 29-34; 115/19, 20-25; 116/1-20, 20A, 20B, 20C, 21, 23, 26, 53, 54; 117; 118/1-9; 129/1-2, 2C, 2D, 3-7; 130; 131; 132/28-29, 51; 143/9; 144/7, 9-18, 33; 145/8-15; 20, 22, 30-32; 146/1-27, 29-20; 147/1-5, 7-8, 8A, 8B, 9-12, 12A, 13-15, 15A, 16-17, 20-23, 25-28; 148/2, 5-7, 28, 30-31; 159/1-7, 37-37; 160/1-5, 11-14, 14A, 16-18; 161/1, 23-24, 29-32, 35-37, 39; 162; 163/1-2, 15-28; 164/1, 1A, 12-18, 20, 22-23, 29-31; 165; 166/5.

Amending the San Francisco City Planning Code by adding Section 247 thereto, the proposed Special Use District would establish controls with the intent of preserving existing housing and/or preserving the residential character of the neighborhood for an interim period or permanently. The Commission may consider the following alternative proposals: (a) for an interim 18-month period elimination of any dwelling units above the ground floor shall not be permitted; (b) for an interim 18-month period elimination of any dwelling units shall only be authorized by conditional use.

4:15 P.M.

18. 83.204ETZ - Area generally bounded by Post, Polk, Mason and McAllister Streets; Assessor's Blocks (whole blocks): 302, 202, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740, 741, Appeal of Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as of right up to 80 feet in height, and up to height limit with conditional use authorization; and designing of proposals to maximize sunlight access onto streets and open space.



5:15 P.M.

19. 83.148EVC - 665 BUSH STREET, south side east of Powell Street, Lots 11 and 12 in Assessor's Block 285 - Request for Authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,055 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and a 240-H Height and Bulk District.  
(Continued from the Regular Meeting of March 22, 1984)

6:15 P.M.

20. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the final Environmental Impact Report for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of March 15, 1984)
21. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board, for Disapproval.  
(Continued from the Regular Meeting of March 15, 1984)
22. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for the construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of March 15, 1984)

7:15 P.M.

23. 83.18EC - 4150 - 17TH STREET, opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for Authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces, requiring exceptions for rear yards, off-street parking, and density in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of April 5, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

NOTE: At a public hearing on April 26, 1984, the City Planning Commission will receive public comment on the draft Environmental Impact Report for the proposed Downtown Plan. Pursuant to Article IV, Section 10, of the Commission's Official Rules and Regulations, the Commission will limit the presentation to each speaker to a period not to exceed 15 minutes.



SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 3, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 1 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. To authorize the Director of Planning to enter into a Contract with the University of California for services of a Work-Study Student for an amount of approximately \$480.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.462E - Appeal of the Preliminary Negative Declaration for 731-747 POST STREET and 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 7, 8 and 17 in Assessor's Block 304; Construction of 251 dwelling units in a 145-foot Post Street Tower, a 130-foot Central Tower and a 59-foot Geary Street building with 175 parking spaces and approximately 2,800 square feet of ground-floor retail space, after demolition of existing 731 Post Street garage and rehabilitation of the Islam Temple building at 650 Geary Street, requiring Conditional Use authorization for a PLANNED UNIT DEVELOPMENT.  
NOTE: Proposed for continuation to May 17, 1984.
3. 83.276C - 12 BYRON COURT, north side, east of Lowell Street, Lot 53 in Assessor's Block 6489; Request for authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY FOR 18 PERSONS in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of April 5, 1984)
4. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Consideration of request for Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of April 12, 1984)

MAY 3, 1984

2:00 P.M. (Cont)

5. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of April 12, 1984)
6. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604; Consideration of request for Discretionary Review of Building Permit Application No. 8206939, proposing construction of a 4-story, 2-unit building.
7. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604; Discretionary Review of Building Permit Application No. 8206939, proposing construction of a 4-story, 2-unit building.

3:00 P.M.

8. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, Lots 1, 5A, 7 and 35 in Assessor's Block 1630; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to construct a 4-story school facility for elementary and adult education to include the relocations and/or demolition of on-site structures in a residential zoning district with exceptions to the required rear yards in RM-1 (Mixed Residential, Low Density) district and 40-X Height and Bulk District.  
(Continued from the Regular Meeting of March 22, 1984)

5:30 P.M.

9. EE81.3 - Public hearing on the draft Environmental Impact Report for the DOWNTOWN PLAN. The Plan for the C-3 districts (Downtown Commercial) includes policies, objectives and implementing actions for commerce, housing, preserving the past, urban form, and moving about which would lead to City Planning Code Text and Zoning Map amendments for Use Districts, Height and Bulk Districts, (FAR) Floor Area Ratio, (TDR) Transfer of Development Rights, open space, and streetscape and pedestrian amenities. The Plan would involve amendment of the Master Plan.  
(Continued from the Regular Meeting of April 26, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

Section 10. Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation of the proposal, by the project sponsor, for a period not to exceed 20 minutes.
3. A presentation of opposition to the proposal, by organized opposition, for a period not to exceed 15 minutes. Organized opposition will be recognized only upon written application to the President prior to the Hearing, such application to identify the organization(s) and speaker(s).
4. Public testimony from proponents of the proposal. An Individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 6 minutes if that organization or group is represented by one speaker.
5. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 6 minutes for a group or organization if that group or organization is represented by one speaker.
6. The project sponsor or applicant will be given a period, not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
7. Organized opposition, recognized in accordance with Paragraph 3 above, will be given a period not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
8. Presentation of Director's recommendation, preferably prepared in writing.
9. Action by Commission on the matter before it.
10. In public hearings on Draft Environmental Impact reports, all speakers will be limited to a period not to exceed 5 minutes.
11. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

Section 11. Record. A record shall be kept of each Regular, Special and Committee Meeting by the Administrative Secretary or by an Acting Secretary designated by the Administrative Secretary.

Section 12. Private Transcription. The President or Committee Chairman may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President or Chairman may require that a copy of such transcript be provided for the Commission's permanent records.

#### ARTICLE V - AMENDMENTS

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least one week.

Amended: August 1, 1957  
January 12, 1961  
October 11, 1961  
March 26, 1964  
April 23, 1964

October 29, 1964  
June 17, 1965  
October 24, 1968  
January 18, 1973  
March 1974

August 8, 1974  
December 11, 1975  
June 24, 1976  
October 28, 1982  
April 19, 1984



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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
- SAN FRANCISCO  
== CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 10, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 10 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of Resolution authorizing the Director of Planning to enter into a Memorandum Of Agreement with Gerald D. Hines Interests, to implement a Transportation Systems Management Program at 101 California Street office building.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.168EC - 14TH AVENUE, southwest corner of Balboa Street, Lots 1, 5A, 7 and 35 in Assessor's Block 1630; Consideration of Motion with conditions authorizing a PLANNED UNIT DEVELOPMENT for construction of the Hebrew Academy and relocation of the Bureau of Jewish Education offices and classrooms.  
(Continued from the Regular Meeting of May 3, 1984)

3. 84.97C - 400 CRESCENT AVENUE, southeast corner of Andover Street, Lot 43 in Assessor's Block 5810; Consideration of Motion approving authorization of Conditional Use to permit EXPANSION OF A RELIGIOUS INSTITUTION in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of April 19, 1984)

2:15 P.M.

4. 84.146C - 1430 MASON STREET, east side between Broadway Street and Pacific Avenue, Lot 45 in Assessor's Block 159; Request for authorization of Conditional Use to ENLARGE A CHURCH in an RM-4 (Mixed Residential, High Density) district.

MAY 10, 1984

2:15 P.M. (Cont)

5. 84.123C - 485 POTRERO AVENUE, east side between 17th and Mariposa Streets, Lots 17, 17A and 17B in Assessor's Block 3974; Request for authorization of Conditional Use to permit CONSTRUCTION OF THREE DWELLINGS EACH ON TWO LOTS in an M-1 (Light Industrial) district.
6. 84.126C - 341 NOE STREET, east side between 16th and 17th Streets, Lot 85 in Assessor's Block 3564; Request for authorization of Conditional Use to permit CONVERSION OF A DWELLING UNIT TO A CHURCH in an RH-3 (House, Three-Family) district.
7. 84.22C - 1070 OAK STREET, northeast corner at Divisadero Street, Lots 6, 10, 10A and 16 in Assessor's Block 1216; Request for authorization of Conditional Use to permit a CAR WASH in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of April 5, 1984)

2:45 P.M.

8. 84.111C - 1234 JONES STREET, northeast corner at Pleasant Street, Lot 43 in Assessor's Block 221; Request for authorization of Conditional Use for HEIGHT EXCEEDING 40 FEET to permit construction of a roof-top recreation room (to approximately 50 feet in height) and a roof garden in an RM-4 (Mixed Residential, High Density) district and 160-A Height and Bulk District.
9. 84.94C - 2 RANKIN STREET and 1650 DAVIDSON AVENUE, six lots with frontage also on Islais and Selby Streets and on Evans Avenue, including State-owned lands under the I-280 freeway, Lots 16, 20, 21 and 22 in Assessor's Block 5215 and Lots 11 and 12 in Assessor's Block 5228; Request for authorization of Conditional Use for expansion of an existing AUTOMOBILE WRECKING OPERATION in an M-2 (Heavy Industrial) district.  
(Continued from the Regular Meeting of April 5, 1984)
10. 84.107C - 2255 MCKINNON AVENUE, south side, east of Barneveld Avenue, Lot 3 in Assessor's Block 5588A; Request for authorization of Conditional Use to permit AUTOMOBILE DISMANTLING in an M-1 (Light Industrial) district.
11. 84.160C - 1801 GRIFFITH STREET, entire block bounded by 5th Street, Wallace Avenue, Griffith Street and Van Dyke Avenue, Lots 2 and 3 in Assessor's Block 4825; Request for authorization of Conditional Use for AUTOMOBILE WRECKING, i.e. the crushing of automobiles for shipment, in an M-1 (Light Industrial) district.



3:00 P.M.

12. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a conditional use in an RH-3 (House, Three-Family) district.

NOTE: Proposed for continuation to May 17, 1984.

3:30 P.M.

13. 83.18EC - 4150 - 17TH STREET, opposite Eureka Street, Lots 30, 30B, 30C and 99 in Assessor's Block 2623; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for up to 48 dwelling units and 48 parking spaces, requiring exceptions for rear yards, off-street parking, and density in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of April 19, 1984)

4:30 P.M.

14. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Certification of the final Environmental Impact Report for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.

(Continued from the Regular Meeting of April 19, 1984)

15. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Application for a Certificate of Appropriateness for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT, acting on the recommendation of the Landmarks Preservation Advisory Board.

(Continued from the Regular Meeting of April 19, 1984)

16. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.

(Continued from the Regular Meeting of April 19, 1984)

5:00 P.M.

17. 83.177D - Consideration of Discretionary Review of Building Permit Application No. 8402174-S to construct an additional 4 stories to an existing 2- and 3-story office building for a total of 82,270 gross square feet of floor area plus basement parking for a maximum of 106 vehicles (attendant parking) in a C-2 (Community Business) district, also within the Northern Waterfront Special Use District No. 3 and 84-E Height and Bulk District, Lot 3 in Assessor's Block 59.
18. 83.177D - Discretionary Review of Building Permit Application No. 8402174-S to construct an additional 4 stories to an existing 2- and 3-story office building for a total of 82,270 gross square feet of floor area plus basement parking for a maximum of 106 vehicles (attendant parking) in a C-2 (Community Business) district, also within the Northern Waterfront Special Use District No. 3 and 84-E Height and Bulk District, Lot 3 in Assessor's Block 59.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



Section 10. Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation of the proposal, by the project sponsor, for a period not to exceed 20 minutes.
3. A presentation of opposition to the proposal, by organized opposition, for a period not to exceed 15 minutes. Organized opposition will be recognized only upon written application to the President prior to the Hearing, such application to identify the organization(s) and speaker(s).
4. Public testimony from proponents of the proposal. An Individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 6 minutes if that organization or group is represented by one speaker.
5. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 6 minutes for a group or organization if that group or organization is represented by one speaker.
6. The project sponsor or applicant will be given a period, not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
7. Organized opposition, recognized in accordance with Paragraph 3 above, will be given a period not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
8. Presentation of Director's recommendation, preferably prepared in writing.
9. Action by Commission on the matter before it.
10. In public hearings on Draft Environmental Impact reports, all speakers will be limited to a period not to exceed 5 minutes.
11. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

Section 11. Record. A record shall be kept of each Regular, Special and Committee Meeting by the Administrative Secretary or by an Acting Secretary designated by the Administrative Secretary.

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#### ARTICLE V - AMENDMENTS

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least one week.

Amended: August 1, 1957  
January 12, 1961  
October 11, 1961  
March 26, 1964  
April 23, 1964

October 29, 1964  
June 17, 1965  
October 24, 1968  
January 18, 1973  
March 1974

August 8, 1974  
December 11, 1975  
June 24, 1976  
October 28, 1982  
April 19, 1984



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ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE

SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MAY 10, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAY 14 1984

SAN FRANCISCO  
PUBLIC LIBRARY

1:00 P.M.

1. Current Matters

A. Director's Report

2. Consideration of a Resolution authorizing the Director of Planning to enter into a contract for professional services for a Downtown TSM Brokerage Program consultant for approximately \$13,500.
3. Consideration of a Resolution authorizing the Director of Planning to enter into a Memorandum Of Agreement to provide environmental review services related to the Mayor's Office of Community Development Program during the Calendar Year 1984.



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#14  
1/10/84  
02

≡ ADDENDUM

≡ NOTICE OF MEETING  
AND CALENDAR  
OF THE

≡ -SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

≡ THURSDAY  
MAY 10, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

MAY 14 1984

SAN FRANCISCO  
PUBLIC LIBRARY

1:00 P.M.

1. Current Matters

A. Director's Report

2. Consideration of a Resolution authorizing the Director of Planning to enter into a contract for professional services for a Downtown TSM Brokerage Program consultant for approximately \$13,500.
3. Consideration of a Resolution authorizing the Director of Planning to enter into a Memorandum Of Agreement to provide environmental review services related to the Mayor's Office of Community Development Program during the Calendar Year 1984.



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Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL JOINT MEETING  
WITH  
THE RECREATION & PARK COMMISSION  
TUESDAY  
MAY 15, 1984  
GOLDEN GATE PARK SENIOR CITIZENS CENTER  
6101 FULTON STREET  
7:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

7:30 P.M.

1. Presentation of Report on the 1983-84 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.
2. Approval of Resolution to adopt the General Manager's Report.

Adjournment.

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MAY 14 1984

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SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 17, 1984  
ROOM 282, CITY HALL  
1:15 P.M.

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MAY 21 1984

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:15 P.M.

1. Current Matters

A. Director's Report

1. 83.590R - ARMSTRONG AVENUE north of Jennings Street -  
Reconsideration of review for consistency with  
Master Plan - vacation of a portion of Armstrong  
Avenue.

B. Commissioners' Questions and Matters

1:30 P.M.

2. 84.123C - 485 POTRERO AVENUE, east side between 17th and Mariposa Streets, Lots 17, 17A and 17B in Assessor's Block 3974; Request for authorization of Conditional Use to permit CONSTRUCTION OF THREE DWELLINGS EACH ON TWO LOTS in an M-1 (Light Industrial) district.  
(Continued from the Regular Meeting of May 10, 1984)
3. 84.126C - 341 NOE STREET, east side between 16th and 17th Streets, Lot 85 in Assessor's Block 3564; Consideration of Final Motion authorizing Conditional Use to permit CONVERSION OF A DWELLING UNIT TO A CHURCH in an RH-3 (House, Three-Family) district.  
(Continued from the Regular Meeting of May 10, 1984)

2:00 P.M.

4. 84.170Q - 1895 PACIFIC AVENUE, southeast corner at Gough Street, Lot 42 in Assessor's Block 593 - 29-unit condominium conversion subdivision; EXCEPTION requested from Section 1391 of the Subdivision Code requiring lifetime leases for tenants aged 62 years or older at the time of recordation of the Final Map for previously-converted 29-unit condominium subdivision (RS 80.109).  
NOTE: JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

2:00 P.M. (Cont)

5. 84.219D - 2854 MISSION STREET, east side between 24th and 25th Streets, Lot 5A in Assessor's Block 6516; Consideration of Discretionary Review of Building Permit Application No. 8404707 for expansion of a restaurant requiring loss of two dwelling units in a C-2 (Community Business) district.
6. 84.219D - 2854 MISSION STREET, east side between 24th and 25th Streets, Lot 5A in Assessor's Block 6516; Request for Discretionary Review of Building Permit Application No. 8404707 as described above.
7. 84.128D - 499 VALENCIA STREET, northeast corner at 16th Street, Lot 16 in Assessor's Block 3554; Consideration of Request for Discretionary Review of Building Permit Application No. 8402297 for a parking lot in a C-2 (Community Business) district.
8. 84.128D - 499 VALENCIA STREET, northeast corner at 16th Street, Lot 16 in Assessor's Block 3554; Request for Discretionary Review of Building Permit Application No. 8402297 as described above.
9. 84.117L - Consideration of the CHRISTIANSEN-MOSS HOUSE, 920-930 GREEN STREET, Lot 6 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of April 19, 1984)
10. 84.118L - Consideration of the MOSS APARTMENTS, 900-910 GREEN STREET, at Taylor Street, Lot 5 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of April 19, 1984)
11. 84.169U - 1320-26 CASTRO STREET, west side between 24th and Jersey Streets, Lot 3 in Assessor's Block 6506 - Request for authorization of Special Use for a RESTAURANT with a seating capacity of up to 49 persons and 1,144 square feet of floor area in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th Street-Noe Valley Special Use District.
- 12.. 84.174U - 2375 MARKET STREET, north side between Castro and Noe Streets, Lot 22 in Assessor's Block 3563 - Request for authorization of Special Use for a RESTAURANT with a seating capacity of up to 18 persons within an existing fast-food establishment (operating with seating without proper permits) in a C-2 (Community Business) district within the Upper Market West Special Use District.

May 17, 1984

2:00 P.M. (Cont)

13. 84.168U - 1766-70 UNION STREET, north side between Gough and Octavia Streets, Lot 10 in Assessor's Block 529 - Request for authorization of Special Use for MODIFICATION OF CONDITION NO. 3 of Resolution No. 9484, requiring the third-floor unit on the west side of the building to be reverted back to residential use when the lease with the commercial tenant expires to allow the continuation of commercial office space with the subject unit (the unit was converted without proper permits) in a C-2 (Community Business) district within the Union Street Special Use District.
14. 84.201D - 2832 MISSION STREET, east side between 24th and 25th Streets, Lot 27 in Assessor's Block 6516 - Consideration of Request for Discretionary Review of Building Permit Application No. 8403049 for a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.
15. 84.201D - 2832 MISSION STREET, east side between 24th and 25th Streets, Lot 27 in Assessor's Block 6516 - Request for Discretionary Review of Building Permit Application No. 8403049 for a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.
16. 84.202D - 601-07 GRANT AVENUE, northwest corner at California Street, Lot 56 in Assessor's Block 242 - Consideration of Request for Discretionary Review of Building Permit Application No. 8402955 for a FAST FOOD ESTABLISHMENT (McDonald's) in a C-3-G (Downtown Retail) district.
17. 84.202D - 601-07 GRANT AVENUE, northwest corner at California Street, Lot 56 in Assessor's Block 242 - Request for Discretionary Review of Building Permit Application No. 84-2955 for a FAST FOOD ESTABLISHMENT (McDonald's) in a C-3-G (Downtown Retail) district.
- 2:45 P.M.
18. 84.25E - 3620 MARKET STREET near Romain; Lot 2 in Assessor's Block 2755 - Appeal of Negative Declaration for construction of an ELEVEN-UNIT RESIDENTIAL STRUCTURE with enclosed parking requiring the demolition of an existing structure.  
(Continued from the Regular Meeting of April 19, 1984)
19. 84.25ED - 3620 MARKET STREET near Romain; Lot 2 in Assessor's Block 2755 - Consideration of Request for Discretionary Review of Building Permit Application 8313128 proposing consideration of an eleven-unit residential structure.  
(Continued from the Regular Meeting of April 19, 1984)
20. 84.25ED - 3620 MARKET STREET near Romain, Lot 2 in Assessor's Block 2755 - Discretionary Review of Building Permit Application No. 8313128 as described above.  
(Continued from the Regular Meeting of April 19, 1984)

May 17, 1984

2:45 P.M. (Cont)

21. 84.159D - 3931-3933 - 20TH STREET, south side between Church and Sanchez Streets, Lot 81 in Assessor's Block 3605; Consideration of Request for Discretionary Review of Building Permit Application No. 8303326 proposing construction of a 4-story, two-unit building.
22. 84.159D - 3931-3933 - 20TH STREET, south side between Church and Sanchez Streets, Lot 81 in Assessor's Block 3605; Discretionary Review of Building Permit Application No. 8308826 as described above.

3:30 P.M.

23. 83.21EC - 440 TURK STREET between Hyde and Larkin Streets, Lot 5 in Assessor's Block 336 - Request for authorization of Conditional Use to permit BULK IN EXCESS OF 140 FEET IN THE DIAGONAL DIMENSION AND IN EXCESS OF 110 FEET IN LENGTH, above the height of 65 feet, in connection with the construction of a MIXED USE BUILDING approximately 90 feet in height with 89 dwelling units for the elderly, 25,000 square feet of 16,850 square-foot office building and removal of a 30-car parking lot. The site is within a C-3-G (Downtown General Commercial) district, 130-E Height and Bulk District, and the proposed North of Market Mixed Use District, proposed for reclassification to an RC-4 (Residential-Commercial Combined, High Density) district.  
(Continued from the Regular Meeting of April 19, 1984)

The Commission will adjourn while the Zoning Administrator hears an application for Zoning Variance.

ZONING ADMINISTRATOR HEARING AND CALENDAR ON APPLICATION FOR ZONING VARIANCE

3:30 P.M.

- 83.21ECV - 440 TURK STREET, north side, 140 feet east of Larkin Street, Lot 5 in Assessor's Block 336 in a C-3-G (Downtown General Commercial) district. Rear Yard Variance sought: the proposal is to allow construction of a mixed-use building with commercial use on the ground and second floors and residential use on floors 3 through 9. Floors 3 through 6 would project 9 feet into, and floors 7 through 9 would project 6 feet 6 inches into the rear 25 percent of the depth of this lot. The City Planning Code requires, for this zoning district, a rear yard with a depth of 25 percent of the total lot depth, at the first level of residential occupancy.

THE COMMISSION WILL RECONVENE

May 17, 1984

3:30 P.M. (Cont)

24. 83.462E - 731-747 POST STREET and 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 7, 8 and 17 in Assessor's Block 304; Appeal of the Preliminary Negative Declaration for construction of 251 dwelling units in a 145-foot Street Tower, a 130-foot Central Tower and a 59-foot Geary Street building, with 175 parking spaces and approximately 2,800 square feet of ground-floor retail space, after demolition of existing 731 Post Street garage; and rehabilitation of the Islam Temple building at 650 Geary Street; requiring Conditional Use authorization for a PLANNED UNIT DEVELOPMENT.

(Continued from the Regular Meeting of May 3, 1984)

25. 83.462EC - 731-747 POST STREET through to 640-650 GEARY STREET, between Leavenworth and Jones Streets, Lots 7, 8 and 17 in Assessor's Block 304 - Request for authorization of Conditional Use for HEIGHT IN EXCESS OF 40 FEET (153 feet) and for a PLANNED UNIT DEVELOPMENT for up to 251 units, approximately 2,800 square feet of retail space and 175 parking spaces, including as part of the project the rehabilitation of the Islam Temple Building (present Alcazar Theatre), requiring exceptions to City Planning Code standards for rear yards, in an RC-4 (Residential-Commercial Combined, High Density) district and 160-F Height and Bulk District, within the proposed North of Market Mixed Use District.

5:00 P.M.

26. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Appeal of the Preliminary Declaration to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a Conditional Use in an RH-3 (House, Three-Family) district.

27. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a Conditional Use in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of May 10, 1984)

May 17, 1984

5:00 P.M. (Cont)

28. 83.148EVC - 665 BUSH STREET, south side east of Powell Street, Lots 11 and 12 in Assessor's Block 285 - Request for Authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,055 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and a 240-H Height and Bulk District.  
(Continued from the Regular Meeting of April 19, 1984)

6:00 P.M.

29. 82.313BCR - 330 SUTTER STREET at Stockton Street, Lots 17 24 in Assessor's Block 286; Certification of Final Draft Environmental Impact Report for construction of a 4-story, 365-space garage addition to existing Sutter-Stockton Garage requiring Conditional Use Authorization and Master Plan Referral

6:30 P.M.

30. 84.180D - 1945 WASHINGTON STREET, southside between Franklin and Gough Streets, the former GOUGH SCHOOL; Lot 14 in Assessor's Block 617 - Consideration of Request for Discretionary Review of Building Permit Application No. 8400419 to construct 42 dwelling units and 45 off-street parking spaces after demolition of the existing former school building in an RM-3 (Mixed Residential, Medium Density) district and 40-X Height and Bulk Districts.
31. 84.180D - 1945 WASHINGTON STREET, southside between Franklin and Gough Streets, the former GOUGH SCHOOL; Lot 14 in Assessor's Block 617 - Discretionary Review of Building Permit Application No. 8400419 as described above.
32. 82.418EVA - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of May 10, 1984)



6:30 P.M. (Cont)

33. 83.177D - Consideration of Discretionary Review of Building Permit Application No. 8402174-S to construct an additional 4 stories to an existing 2- and 3-story office building for a total of 82,270 gross square feet of floor area plus basement parking for a maximum of 106 vehicles (attendant parking) in a C-2 (Community Business) district, also within the Northern Waterfront Special Use District No. 3 and 84-E Height and Bulk District, Lot 3 in Assessor's Block 59.
34. 83.177D - Discretionary Review of Building Permit Application No. 8402174-S as described above.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.





Section 10. Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation of the proposal, by the project sponsor, for a period not to exceed 20 minutes.
3. A presentation of opposition to the proposal, by organized opposition, for a period not to exceed 15 minutes. Organized opposition will be recognized only upon written application to the President prior to the Hearing, such application to identify the organization(s) and speaker(s).
4. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 6 minutes if that organization or group is represented by one speaker.
5. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 6 minutes for a group or organization if that group or organization is represented by one speaker.
6. The project sponsor or applicant will be given a period, not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
7. Organized opposition, recognized in accordance with Paragraph 3 above, will be given a period not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
8. Presentation of Director's recommendation, preferably prepared in writing.
9. Action by Commission on the matter before it.
10. In public hearings on Draft Environmental Impact reports, all speakers will be limited to a period not to exceed 5 minutes.
11. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

Section 11. Record. A record shall be kept of each Regular, Special and Committee Meeting by the Administrative Secretary or by an Acting Secretary designated by the Administrative Secretary.

Section 12. Private Transcription. The President or Committee Chairman may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President or Chairman may require that a copy of such transcript be provided for the Commission's permanent records.

#### ARTICLE V - AMENDMENTS

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least one week.

Amended: August 1, 1957  
January 12, 1961  
October 11, 1961  
March 26, 1964  
April 23, 1964

October 29, 1964  
June 17, 1965  
October 24, 1968  
January 18, 1973  
March 1974

August 8, 1974  
December 11, 1975  
June 24, 1976  
October 28, 1982  
April 19, 1984



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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY  
MAY 22, 1984  
CHAMBERS OF THE SAN FRANCISCO  
BOARD OF SUPERVISORS  
CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:30 P.M.

1. Public Hearing to receive comments on a proposal, contained in the Department of City Planning's proposed Downtown Plan, to preserve architecturally and historically significant buildings within the C-3 Zoning Districts. The Department of City Planning has reviewed all of the buildings within the C-3 Zoning Districts to determine those with the most architectural, historical and environmental significance, and proposes to establish five Conservation Districts to include these buildings.

Adjournment.

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MAY 21 1984

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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING .  
THURSDAY  
MAY 24, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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MAY 29 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2. 83.624 ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS DISPLACING HOUSING (OHPP). Public Hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with the section.

(Continued from the Regular Meeting of April 12, 1984)

NOTE: Proposed for continuation to June 21, 1984.

3. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public Hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with the section.

(Continued from the Regular Meeting of April 12, 1984)

NOTE: Proposed for continuation to June 21, 1984.

May 24, 1984.

1:00 P.M. (Cont)

4. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk Mason and McAllister Streets; Assessor's Block (whole blocks): 302, 202, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740, 741; Appeal of Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as of right up to 80 feet in height, and up to height limit with conditional use authorization; and designing of proposals to maximize sunlight access onto streets and open space.  
(Continued from the Regular Meeting of April 19, 1984)  
NOTE: Proposed for continuation to June 21, 1984.
5. 84.219D - 2854 MISSION STREET, east side between 24th and 25th Streets, Lot 5A in Assessor's Block 6516; Consideration of Motion approving under Discretionary Review Building Permit Application No. 8404707 for expansion of a restaurant resulting in the loss of two dwelling units in a C-2 (Community Business) district.
6. 84.202D - 601-07 GRANT AVENUE, northwest corner at California Street, Lot 56 in Assessor's Block 242 - Consideration of Motion approving under Discretionary Review Building Permit Application No. 8402955 for a FAST FOOD ESTABLISHMENT (McDonald's) in a C-3-G (Downtown Retail) district.  
(Continued from the Regular Meeting of May 17, 1984)

1:30 P.M.

7. 84.190C - 1177 CALIFORNIA STREET, southeast corner at Jones Street, all of Assessor's Block 253A - Request for authorization of Conditional Use to permit a real estate office (Grammercy Associates, Inc.) to occupy approximately 170 square feet of condominium common area on Building Level A in an RM-4 (Mixed Residential, High Density) district and within the Nob Hill Special Use District.
8. 83.160C - 1801 GRIFFITH STREET, entire block bounded by 5th Street, Wallace Avenue, Griffith Street and Van Dyke Avenue, Lots 2 and 3 in Assessor's Block 4825; Request for authorization of Conditional Use for AUTOMOBILE WRECKING, i.e. the crushing of automobiles for shipment, in an M-1 (Light Industrial) district.  
(Continued from the Regular Meeting of May 10, 1984)

1:30 P.M. (Cont)

9. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400422, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of May 3, 1984)

2:00 P.M.

10. 84.146C - 1430 MASON STREET, east side between Broadway Street and Pacific Avenue, Lot 45 in Assessor's Block 159; Request for authorization of Conditional Use to ENLARGE A CHURCH in an RM-4 (Mixed Residential, High Density) district.  
(Continued from the Regular Meeting of May 10, 1984)

11. 84.105REM - BERNAL HEIGHTS BOULEVARD, adjacent to Assessor's Block 5548 - Proposed amendment of the Transportation Element of the Master Plan, removing designation of Bernal Heights Boulevard as a "Recreational Road". This would permit vacation, interagency transferral, and closure of affected portions of Bernal Heights Boulevard.

12. 84.105REM - BERNAL HEIGHTS BOULEVARD - Review for consistency with Master Plan - closing of street.

2:30 P.M.

13. 83.333E - 212 STOCKTON STREET, northeast corner at Geary Street, Lot 11 in Assessor's Block 309 - Appeal of Preliminary Negative Declaration for construction of 10-story commercial building with 21,670 square feet of retail and 32,220 square feet of office space; after demolition of 4-story retail/office building.

14. 81.632EC - 4050 - 17TH STREET, north side between Castro and Douglass Streets, Lot 14 in Assessor's Block 2623; Request for Authorization of Conditional Use to permit 8 UNITS on a lot with approximately 8,375 square feet when up to one unit for each 1,000 square feet can be allowed as a Conditional Use in an RH-3 (House, Three-Family) district.  
(Continued from the Regular Meeting of May 17, 1984)



2:30 P.M. (Cont)

15. 84.168U - 1766-70 UNION STREET, north side between Gough and Octovia Streets, Lot 10 in Assessor's Block 529 - Request for authorization of Special Use for MODIFICATION OF CONDITION NO. 3 of Resolution No. 9484, requiring the third-floor unit on the west side of the building to be reverted back to residential use when the lease with the commercial tenant expires to allow the continuation of commercial office space with the subject unit (the unit was converted without proper permits) in a C-2 (Community Business) district within the Union Street Special Use District.  
(Continued from the Regular Meeting of May 17, 1984)
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(Continued from the Regular Meeting of May 17, 1984)

Adjournment.

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City Planning Commission, At 558-4656.

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March 26, 1964  
April 23, 1964

October 29, 1964  
June 17, 1965  
October 24, 1968  
January 18, 1973  
March 1974

August 8, 1974  
December 11, 1975  
June 24, 1976  
October 28, 1982  
April 19, 1984



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5/31/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 31, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUN 1 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

1:30 P.M.

1. Current Matters

A. Director's Report

1. 82.511E - 222 FRONT STREET, east side of Front Street, between California and Sacramento Streets, Lot 6 in Assessor's Block 236; Informational Presentation of a proposed 7-story commercial building with 27,000 square feet of retail and office space, after demolition of a 3-story retail/office building.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 84.212E - 49 - 4TH STREET, east side between Market and Mission Streets, Lot 28 in Assessor's Block 3706; Consideration of reclassification of property from a P (Public Use) to a C-3-R (Downtown Retail) district.
3. 84.159D - 3931-3933 - 20TH STREET, south side between Church and Sanchez Streets, Lot 81 in Assessor's Block 3605; Discretionary Review of Building Permit Application No. 8308826 proposing construction of a 4-story, 2-unit building.  
(Continued from the Regular Meeting of May 17, 1984)
4. 84.168U - 1766-1770 UNION STREET, north side between Gough and Octavia Streets, Lot 10 in Assessor's Block 529; Consideration of Motion for MODIFYING CONDITION NO. 3 of Resolution No. 9484, thereby permitting existing commercial tenant to continue occupancy of third floor unit of subject building.  
(Continued from the Regular Meeting of May 24, 1984)

2:00 P.M. (Cont)

5. 84.201D - 2832 MISSION STREET, east side between 24th and 25th Streets, Lot 27 in Assessor's Block 6516; Consideration of request for Discretionary Review of Building Permit Application No. 8403049 for a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of May 24, 1984)

2:30 P.M.

6. 83.148EVC - 665 BUSH STREET, south side east of Powell Street, Lots 11 and 12 in Assessor's Block 285; Request for authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,055 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and 240-H Height and Bulk District.  
(Continued from the Regular Meeting of May 17, 1984)
7. 82.418EVAD - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Review of conditions authorizing construction under Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of May 17, 1984)

3:00 P.M.

8. 83.333ED - 212 STOCKTON STREET, northeast corner of Geary Street, Lot 11 in Assessor's Block 309; Appeal of the Preliminary Negative Declaration for construction of a 10-story commercial building with 21,670 square feet of retail and 32,220 square feet of office space, after demolition of a 4-story retail/office building.  
(Continued from the Regular Meeting of May 24, 1984)
9. 83.333ED - 212 STOCKTON STREET, northeast corner of Geary Street, Lot 11 in Assessor's Block 309; Discretionary Review of Building Permit Application No. 8109877 for construction of a 10-story commercial building with 21,670 square feet of retail and 32,220 square feet of office space, after demolition of a 4-story retail/office building.

3:30 P.M.

10. 84.142EC - 1780 OCEAN AVENUE at Dorado Terrace, Lot 86 in Assessor's Block 3283; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to construct up to 36 dwelling units up to 26,000 square feet of retail space, and up to 135 parking spaces with exceptions to the Code required rear yard configuration in a C-2 (Community Business) district and 40-X Height and Bulk District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



Section 10. Hearings. A public hearing may be held on any matter before the Commission at either a Regular or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation of the proposal, by the project sponsor, for a period not to exceed 20 minutes.
3. A presentation of opposition to the proposal, by organized opposition, for a period not to exceed 15 minutes. Organized opposition will be recognized only upon written application to the President prior to the Hearing, such application to identify the organization(s) and speaker(s).
4. Public testimony from proponents of the proposal. An Individual may speak for a period not to exceed 3 minutes. An organization or group will be given a period not to exceed 6 minutes if that organization or group is represented by one speaker.
5. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, 3 minutes for an individual and 6 minutes for a group or organization if that group or organization is represented by one speaker.
6. The project sponsor or applicant will be given a period, not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
7. Organized opposition, recognized in accordance with Paragraph 3 above, will be given a period not to exceed 5 minutes, within which to clarify any questions raised in previous testimony.
8. Presentation of Director's recommendation, preferably prepared in writing.
9. Action by Commission on the matter before it.
10. In public hearings on Draft Environmental Impact reports, all speakers will be limited to a period not to exceed 5 minutes.
11. The President may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

Section 11. Record. A record shall be kept of each Regular, Special and Committee Meeting by the Administrative Secretary or by an Acting Secretary designated by the Administrative Secretary.

Section 12. Private Transcription. The President or Committee Chairman may authorize any person to transcribe the proceedings of a Regular, Special or Committee Meeting provided that the President or Chairman may require that a copy of such transcript be provided for the Commission's permanent records.

#### ARTICLE V - AMENDMENTS

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least one week.

Amended: August 1, 1957  
January 12, 1961  
October 11, 1961  
March 26, 1964  
April 23, 1964

October 29, 1964  
June 17, 1965  
October 24, 1968  
January 18, 1973  
March 1974

August 8, 1974  
December 11, 1975  
June 24, 1976  
October 28, 1982  
April 19, 1984





ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 31, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

2:00 P.M.

- 5A. 83.160C - 1801 GRIFFITH STREET, entire block bounded by 5th Street, Wallace Avenue, Griffith Street and Van Dyke Avenue, Lots 2 and 3 in Assessor's Block 4825; Consideration of a Motion disapproving a request for authorization of Conditional Use for AUTOMOBILE WRECKING, i.e. the crushing of automobiles for shipment, in an M-1 (Light Industrial) district.  
(Continued from the Regular Meeting of May 24, 1984)



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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 7, 1984  
ROOM 282, CITY HALL  
1:15 P.M.

DOCUMENTS DEPT.  
JUN 8 1984  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

1:15 P.M.

1. Current Matters

A. Director's Report

1. Informational Presentation to the City Planning Commission on the  
Department of City Planning study titled Neighborhood Commercial  
Rezoning Study, Proposal for Citizen Review, which presents  
recommendations for the comprehensive rezoning of San Francisco's  
neighborhood commercial districts.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.333ED - 212 STOCKTON STREET, northeast corner of Geary Street, Lot 11  
in Assessor's Block 309; Appeal of the Preliminary Negative  
Declaration for construction of a 10-story commercial building  
with 21,670 square feet of retail and 32,220 square feet of  
office space, after demolition of a 4-story retail/office building.  
(Continued from the Regular Meeting of May 31, 1984)
3. 83.333ED - 212 STOCKTON STREET, northeast corner of Geary Street, Lot 11  
in Assessor's Block 309; Discretionary Review of Building  
Permit Application No. 8109877 for construction of a 10-story  
commercial building with 21,670 square feet of retail and  
32,220 square feet of office space, after demolition of a 4-story  
retail/office building.  
(Continued from the Regular Meeting of May 31, 1984)

2:00 P.M. (Cont)

4. 84.249ETZ - Area generally bounded by FOLSOM STREET, SPEAR STREET, HARRISON STREET and ESSEX STREET, all of Assessor's Blocks 3745, 3748, 3749 and portions of Blocks 3747, 3765, 3766 and 3767; Consideration of a Resolution of Intent to initiate interim reclassification of property from M-1 (Light Industrial) and P (Public Use) districts to RC-3 (Residential-Commercial Combined, Medium Density) district and Special Use District for a period not to exceed one year pending completion of the Rincon Hill Plan and permanent and zoning controls.

NOTE: If this Resolution is adopted by the City Planning Commission, a public hearing on the proposal will be held by the Planning Commission after 20-day notice.

5. 84.190C - 1177 CALIFORNIA STREET, southeast corner of Jones Street, all of Assessor's Block 253A; Request for authorization of Conditional Use to permit a real estate office (Grammercy Associates, Inc.) to occupy approximately 170 square feet of condominium common area on Building Level A in an RM-4 (Mixed Residential, High Density) district and within the Nob Hill Special Use District.  
(Continued from the Regular Meeting of May 24, 1984)
6. 84.178C - 555 CALIFORNIA STREET, south side between Kearny and Montgomery Streets, Lots 22, 23 and 25 in Assessor's Block 259; Request for authorization of Conditional Use to permit a MICROWAVE ANTENNA in a C-30 (Downtown Office) district and in a 450-I Height and Bulk District.
7. 84.193C - 1400 JONES STREET, northeast corner of Washington Street, Lot 11 in Assessor's Block 185; Request for authorization of Conditional Use to permit a STRUCTURE OVER 40 FEET in an RM-3 (Mixed Residential, Medium Density) district.

NOTE: It is not anticipated that Items 7 and 8 will be heard before 3:00 p.m.

8. 84.137EZ - 6509-6533 CALIFORNIA STREET, south side, west of 27th Avenue, Lots 41 through 47 in Assessor's Block 1406; Consideration of reclassification of property from an RH-2 (House, Two-Family) district to an RH-1-S (House, One-Family, with Minor Second Unit) district.
9. 84.203C - 244 LOWELL STREET, south side between Hanover and Brunswick Streets, Lot 4 in Assessor's Block 6490; Request for authorization of Conditional Use to permit TWO DWELLING UNITS on a lot in an RH-1 (House, Single-Family) district containing 6,400 square feet where one dwelling unit for each 3,000 square feet of lot area may be authorized.

3:45 P.M.

10. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400442, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of May 24, 1984)

NOTE: Proposed for continuation to June 21, 1984.

11. 83.12D - 2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604; Discretionary Review of Building Permit Application No. 8206939, proposing construction of a 4-story, 2-unit building.  
(Continued from the Regular Meeting of May 3, 1984)

NOTE: Proposed for continuation.

12. 84.159D - 3931-3933 - 20TH STREET, south side between Church and Sanchez Streets, Lot 81 in Assessor's Block 3605; Discretionary Review of Building Permit Application No. 8308826 proposing construction of a 4-story, 2-unit building.  
(Continued from the Regular Meeting of May 31, 1984)

13. 83.462EC - 731-747 POST STREET through to 640-650 GEARY STREET, between Leavenworth and Jones Streets, Lots 7, 8 and 17 in Assessor's Block 304; Request for authorization of Conditional Use for HEIGHT IN EXCESS OF 40 FEET (153 feet) and for a PLANNED UNIT DEVELOPMENT for up to 251 units, approximately 3,500 square feet of retail space and 175 parking spaces, including as part of the project the rehabilitation of the Islam Temple Building (present Alcazar Theatre), requiring exceptions to City Planning Code standards for rear yards, in an RC-4 (Residential-Commercial Combined, High Density) district and 160-F Height and Bulk District, within the proposed North of Market Mixed Use District.  
(Continued from the Regular Meeting of May 17, 1984)

4:30 P.M.

14. 82.418EVAD - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Review of conditions authorizing construction under Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of May 31, 1984)

5:00 P.M.

15. 84.224M - Consideration of proposed revisions to the Residence Element of the San Francisco Master Plan. The proposed revisions are essentially an update of statistical information in the Residence Element adopted in 1983.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 14, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUN 15 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of Resolution to amend City Planning Commission Resolution No. 10000, increasing the budget of consultant services for the Center City Brokerage Program from \$13,500 to \$17,000.

B. Commissioners' Questions and Matters

1. 84.281ET - Amendment to Article 6 (Signs) of the City Planning Code; Consideration of Resolution of Intent to initiate amendment to sign regulations of the City Planning Code, thereby exempting signs for hospitals from sign area and height limits otherwise applicable to signs in Residential and Commercial Zoning districts.

2:00 P.M.

2. 84.117L - Consideration of the CHRISTIANSEN-MOSS HOUSE, 920-930 GREEN STREET, Lot 6 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of May 17, 1984)

3. 84.118L - Consideration of the MOSS APARTMENTS, 900-910 GREEN STREET, at Taylor Street, Lot 5 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of May 17, 1984)



JUNE 14, 1984

2:30 P.M.

4. 84.146C - 1430 MASON STREET, east side between Broadway Street and Pacific Avenue, Lot 45 in Assessor's Block 159; Request for authorization of Conditional Use to ENLARGE A CHURCH in an RM-4 (Mixed Residential, High Density) district.  
(Continued from the Regular Meeting of May 24, 1984)

5. 84.22C - 1070 OAK STREET, northeast corner of Divisadero Street, Lots 6, 10, 10A and 16 in Assessor's Block 1216; Request for authorization of Conditional Use to permit a CAR WASH in a C-2 (Community Business) district.

(Continued from the Regular Meeting of May 10, 1984)

NOTE: Applicant has requested continuation.

3:30 P.M.

6. 84.169U - 1320-1326 CASTRO STREET, west side between 24th and Jersey Streets, Lot 3 in Assessor's Block 6506; Request for authorization of Special Use for a RESTAURANT with a seating capacity of up to 49 persons and 1,144 square feet of floor area in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th Street-Noe Valley Special Use District.  
(Continued from the Regular Meeting of May 17, 1984)

4:00 P.M.

7. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets; Assessor's Blocks (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North-of-Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as of right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.

(Continued from the Regular Meeting of May 24, 1984)

NOTE: Proposed for continuation to July 12, 1984.

8. 83.148EVC - 665 BUSH STREET, south side, east of Powell Street, Lots 11 and 12 in Assessor's Block 285; Request for authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,055 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and 240-H Height and Bulk District.  
(Continued from the Regular Meeting of May 31, 1984)

JUNE 14, 1986

4:30 P.M.

9. EE81.3 - DOWNTOWN PLAN; Staff Presentation of Preliminary Revisions to the Downtown Plan.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 14, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

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JUN 15 1984

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1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of Resolution to amend City Planning Commission Resolution No. 10000, increasing the budget of consultant services for the Center City Brokerage Program from \$13,500 to \$19,500.



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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 21, 1984  
ROOM 282, CITY HALL  
3:00 P.M.

DOCUMENTS DEPT.

JUN 20 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

3:00 P.M.

1. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters
2. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP).  
NOTE: Proposed for continuation to July 19, 1984.
3. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public Hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this sections.  
NOTE: Proposed for continuation to July 19, 1984.

3:30 P.M.

4. 84.193C - 1400 JONES STREET, northeast corner of Washington Street, Lot 11 in Assessor's Block 189; Request for Authorization of Conditional Use to permit a STRUCTURE OVER 40 FEET in an RM-3 (Mixed Residential, Medium Density) district.  
(Continued from the Regular Meeting of June 7, 1984)
5. 84.208U - 4057 - 18TH STREET, south side between Hartford and Castro Streets, Lot 78 in Assessor's Block 3583; Request for Authorization of Special Use for a RESTAURANT/DELICATESSEN with a seating capacity of up to 25 persons in a C-2 (Community Business) district within the Castro Street Special Use District.

3:30 P.M. (Cont)

6. 84.235U - 498 VALENCIA STREET, northwest corner of 16th Streets, Lot 15 in Assessor's Block 3555; Request for Authorization of Special Use for a FAST FOOD ESTABLISHMENT/DELICATESSEN, produce market selling beer and wine for off-premises consumption in a C-M (Heavy Commercial) district within the Valencia Street Special Use District.
7. 84.253U - 483-499 VALENCIA STREET, northeast corner of 16th STREET, Lot 16 in Assessor's Block 3554; Request for Authorization of Special Use for a parking lot accommodating 50 automobiles in a C-M (Heavy Commercial) district within the Valencia Street Special Use District.
8. 84.254U - 756-758 VALENCIA STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 3588; Request for Authorization of Special Use for conversion of a dwelling unit to commercial office space on the second floor in a C-M (Heavy Commercial) district within the Valencia Street Special Use District.
9. 84.258U - 1136 VALENCIA STREET, west side between 22nd and 23rd Streets, Lot 5 in Assessor's Block 3635; Request for Authorization of Special Use for a RESTAURANT/DELICATESSEN with a seating capacity of up to 15 persons in a C-2 (Community Business) district within the Valencia Street Special Use District.

4:15 P.M.

10. 84.146C - 1430 MASON STREET, east side between Broadway Street and Pacific Avenue, Lot 45 in Assessor's Block 159; Request for Authorization of Conditional Use to ENLARGE A CHURCH in an RM-4 (Mixed Residential, High Density) district.  
(Continued from the Regular Meeting of June 14, 1984)
11. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Appeal of Negative Declaration for construction of an 11-unit residential structure with enclosed parking, requiring the demolition of an existing 3-unit residential structure.  
(Continued from the Regular Meeting of May 17, 1984)  
NOTE: Proposed for continuation to June 28, 1984.
12. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Consideration of request for Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of May 17, 1984)  
NOTE: Proposed for continuation to June 28, 1984.
13. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of May 17, 1984)  
NOTE: Proposed for continuation to June 28, 1984.

June 21, 1984

3:30 P.M. (Cont)

14. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400442, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of June 7, 1984)

4:30 P.M.

15. 84.278D - WELDON and RICHARD STREETS, bounded on the north by State property which lies beneath the elevated Southern Freeway, Lot 46 in Assessor's Block 5853; Consideration of request for Discretionary Review of Building Permit Application No. 8405505 (as required by Resolution No. 7494) for construction of a 3-story mini-storage warehouse approximately 30 feet in height and containing approximately 111,000 square feet of floor area in an M-1 (Light Industrial) district and 40-X Height and Bulk District.

16. 84.278D - WELDON and RICHARD STREET, bounded on the north by State property which lies beneath the elevated Southern Freeway, Lot 46 in Assessor's Block 5853; Discretionary Review of Building Permit Application No. 8405505 (as required by Resolution No. 7494) for construction of a 3-story mini-storage warehouse approximately 30 feet in height and containing approximately 111,000 square feet of floor area in an M-1 (Light Industrial) district and 40-X Height and Bulk District.

5:00 P.M.

17. 83.404E - 901 MARKET STREET at 5th Street, Lot 1 in Assessor's Block 3704, Draft Environmental Impact Report. Public Hearing on proposed rehabilitation of 220,000 gross square feet of retail/office building into 145,000 gross square feet of office space and 80,000 gross square feet of retail space.

5:30 P.M.

18. 84.224M - Consideration of proposed revisions to the Residence Element of the San Francisco Master Plan. The proposed revisions are essentially an update of statistical information in the Residence Element adopted in 1983.  
(Continued from the Regular Meeting of June 7, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.





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ADDENDUM

DOCUMENTS DEPT.

JUN 26 1984

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PUBLIC LIBRARY

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 21, 1984  
ROOM 282, CITY HALL  
3:00 P.M.

3:00 P.M.

IC - 82.204ETZ - NORTH OF MARKET MIXED USE DISTRICT - An area generally bounded by Post, Mason, Market, McAllister and Polk Streets; Resolution of intent to amend the San Francisco Zoning Map and City Planning Code by adding Section 243 creating the North of Market Mixed Use District which would establish controls with the intent of permanently protecting and enhancing existing housing resources in an area close to the Downtown. The proposed North of Market Mixed Use District includes provisions that would prohibit new tourist hotels, establish a maximum height limit of 80 feet, require replacement for any displaced housing, establish residential density and commercial development standards.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 28, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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JUN 28 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of Resolution authorizing the Director of Planning  
to enter into a Memorandum Of Agreement with Gerald D. Hines  
Interests, to implement a Transportation Systems Management  
Program at 101 California Street office building.

B. Commissioners' Questions and Matters

2. 83.510EMZT - Public hearing on the Department of City Planning's proposed  
Downtown Plan and proposed amendments to the City Planning  
Code (Zoning Ordinance) to implement the Downtown Plan.
3. 83.510EMZT - DOWNTOWN ZONING DISTRICT, generally bounded on the north by  
Washington Street and a diagonal line between the intersections  
of Washington and Kearny Streets and Van Ness Avenue and  
Grove Street, on the west by Van Ness Avenue, on the south by  
Folsom Street and on the east by the Embarcadero; CONSIDERATION  
OF RESOLUTION OF INTENT TO INITIATE INTERIM AND PERMANENT  
AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE  
concerning standards and permit review procedures for downtown  
development described in the Downtown Plan Zoning Ordinance  
described above.
4. 84.224M - Consideration of proposed revisions to the Residence Element of  
the San Francisco Master Plan. The proposed revisions are  
essentially an update of statistical information in the Residence  
Element adopted in 1983.  
(Continued from the Regular Meeting of June 21, 1984)

1:00 P.M. (Cont)

5. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, all of Assessor's Blocks 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 344, 693 and 741, and portions of Blocks 306, 317, 331, 340, 341, 343, 345, 346, 347, 349, 716, 717, 739, 740 and 742; CONSIDERATION OF RESOLUTION OF INTENT TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE to establish a North of Market Residential Special Use District. A copy of the proposed amendments may be obtained at the Department of City Planning. If the Resolution is adopted by the City Planning Commission, a public hearing on the proposed controls, along with proposed rezoning of the above area to an RC-4 (Residential-Commercial Combined, High Density) zoning district, and reducing height limits to 80 feet, will be scheduled, tentatively, for July 19, 1984. The public hearing of the appeal of a Preliminary Negative Declaration prepared concerning the above zoning amendments has been continued to July 12, 1984, but will be proposed for continuation to the same date as the public hearing on the proposed amendments.
6. 84.146C - 1430 MASON STREET, Lot 45 in Assessor's Block 159; Consideration of Motion approving Conditional Use to ENLARGE A CHURCH.  
(Continued from the Regular Meeting of July 21, 1984)

3:30 P.M.

7. 83.250R - 288 NOE STREET, west side between Beaver and 16th Streets; Review for consistency with the Master Plan for a REVOCABLE ENCROACHMENT PERMIT to occupy a portion of the sidewalk with tables and chairs.
8. 83.474R - 6000 CALIFORNIA STREET, northeast corner at 22nd Avenue, Lot 18A in Assessor's Block 1382; Review for consistency with the Master Plan to occupy a portion of the sidewalk with tables and chairs.
9. 84.183R - 1000 COLE STREET, southeast corner at Parnassus Avenue; Review for consistency with the Master Plan to occupy a portion of the sidewalk with tables and chairs.
10. 84.222R - 3340 STEINER STREET, east side between Chestnut and Lombard Streets; Review for consistency with the Master Plan to occupy a portion of the sidewalk with tables and chairs.
11. 84.274L - ONE COLUMBUS AVENUE, Lot 4 in Assessor's Block 195; Consideration of the COLOMBO BUILDING, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

3:30 P.M. (Cont)

12. 84.275A - 816 GROVE STREET, Lot 13 in Assessor's Block 797; Consideration of an application for a CERTIFICATE OF APPROPRIATENESS proposing DEMOLITION AND NEW CONSTRUCTION within the initiated Alamo Square Historic District, acting on the pending recommendation of the Landmarks Preservation Advisory Board.  
NOTE: Applicant has withdrawn proposal for demolition.
13. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Appeal of Negative Declaration for construction of an 11-unit residential structure with enclosed parking, requiring the demolition of an existing 3-unit residential structure.  
(Continued from the Regular Meeting of June 21, 1984)
14. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Consideration of request for Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of June 21, 1984)
15. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of June 21, 1984)
16. 84.56D - 4300, 4308 and 4316 GEARY BOULEVARD and 393 - 7TH AVENUE, northwest corner of Geary Boulevard and 7th Avenue, Lots 55, 56, 57 and 58 in Assessor's Block 1439; Discretionary Review of Building Permit Application Nos. 8400442, 8400548, 8400601 and 8400732, proposing construction of 4 separate commercial structures each of which contains slightly less than 5,000 square feet of occupied floor area while providing no off-street parking spaces.  
(Continued from the Regular Meeting of June 21, 1984)
- 4:30 P.M.
17. 82.313ECR - SUTTER-STOCKTON GARAGE ADDITION, bounded by Sutter, Stockton and Bush Streets, Lots 17 and 24 in Assessor's Block 286; Master Plan Referral for a 365-space addition to an existing 1,475 space public parking garage in a P (Public Use) district and 240-H Height and Bulk District.
18. 82.313ECR - SUTTER-STOCKTON GARAGE ADDITION; Request for authorization of Conditional Use for exceptions to the Bulk Limits otherwise applicable in a 240-H Height and Bulk District in connection with the garage expansion described above.

4:30 P.M. (Cont)

19. 82.418EVAD - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of June 7, 1984)
20. 83.148EVC - 665 BUSH STREET, south side, east of Powell Street, Lots 11 and 12 in Assessor's Block 285; Request for authorization of Conditional Use to construct a 17-STORY OFFICE BUILDING (188 feet), containing 49 residential units, 12,400 square feet of office space and 2,055 square feet of retail space, with exceptions requested to provide 29 off-street parking spaces where approximately 12 off-street parking spaces are permitted, and for utilization of floor area bonuses, in a C-3-G (Downtown General Commercial) district and 240-H Height and Bulk District.  
(Continued from the Regular Meeting of June 14, 1984)

6:00 P.M.

21. 82.463EC - 505 MONTGOMERY STREET, between Sacramento and Commercial Streets, Lots 5, 6, 6A, 7-11, 27 and 28 in Assessor's Block 227; Certification of final Environmental Impact Report for a mixed use project, including a 24-story, 345-foot high office building and refurbishment of two existing buildings on Commercial Street, containing approximately 314,050 gross square feet of office space and approximately 18,600 gross square feet of ground-floor retail space, requiring Conditional Use authorization.
22. 82.463EC - 505 MONTGOMERY STREET, between Sacramento and Commercial Streets, Lots 5, 6, 6A, 7-11, 27 and 28 in Assessor's Block 227; Request for authorization of Conditional Use to develop a mixed use project, including a 24-story, 345-foot high office building, and refurbishment of two existing buildings on Commercial Street, containing approximately 314,050 gross square feet of office space and approximately 18,600 gross square feet of ground-floor retail space, pursuant to Sections 175.1 and 303 of the City Planning Code, as provided for by Board of Supervisors' Ordinance No. 54-84, in a C-3-0 (Downtown Office) district and 400-I and 320-I Height and Bulk Districts.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.

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addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 28, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JUN 29 1984

SAN FRANCISCO  
PUBLIC LIBRARY

1:00 P.M.

5A. 84.249ETZ - RINCON HILL INTERIM CONTROLS, area generally bounded by Spear, Harrison, Essex and Folsom Streets, the entire Assessor's Blocks of 3745, 3748-3749, and portions of Blocks 3747, 3765-3767; Appeal of the Preliminary Negative Declaration for interim reclassification from M-1 (Light Industrial) district and P (Public Use) district to RC-3 (Residential-Commercial Combined, Medium Density) district for a period of up to one year.

NOTE: Proposed for continuation to July 19, 1984.





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7/5/84  
cancelled

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF CANCELLATION  
OF THE  
REGULAR MEETING  
THURSDAY  
JULY 5, 1984

DOCUMENTS DEPT.

JUL 2 1984

SAN FRANCISCO  
PUBLIC LIBRARY

The Regular Meeting of the City Planning Commission scheduled for Thursday, July 5, 1984 has been cancelled.

Lee Woods, Jr.  
Secretary



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#14  
7/12/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 12, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

JUL 12 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

11:00 A.M.

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

12:00 NOON

EXECUTIVE SESSION - To discuss with Counsel, pending and possible litigation.

1:00 P.M.

I. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to amend the contract with the University of California for an amount not to exceed \$1,000 for use of work-study students.

2. Informational Item

414 TURK STREET, northwest corner of Hyde Street, Lot 3 in Assessor's Block 336; Building Permit Application No. 8405909 to construct a 7-story, 29,820 square foot apartment building, containing ground-floor neighborhood-serving retail space, 36 one-bedroom rental units and 9 parking spaces in a C-3-G (Downtown General Commercial) district and 130-E Height and Bulk District.

3. Informational Item

Proposition K; actions currently being taken by the Department of City Planning in connection with implementing Proposition K.

4. Informational Item & Commission Action

81.245DA - Modification of conditions with respect to maintaining the Landmark Hoffman's Grill as part of the 33 New Montgomery Street Project, as provided for in Motion No. 9732M adopted on June 30, 1983.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, Assessor's Blocks (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North-of-Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as of right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.  
(Continued from the Regular Meeting of June 14, 1984)  
NOTE: Proposed for continuation.
3. 83.133E - 505 - 25TH AVENUE at Geary Boulevard, Lot 1 in Assessor's Block 1519; Appeal of the Preliminary Negative Declaration for the construction of 2-story, 130 seat McDonald's Restaurant at southwest corner of Geary Boulevard/25th Avenue, including partial demolition of auto repair building.  
NOTE: Proposed for continuation to August 2, 1984.
4. 83.318E - GOLDEN GATE PARK and THE GREAT HIGHWAY, between Lincoln Way and Sloat Boulevard, Assessor's Block 1700; Appeal of the Preliminary Negative Declaration for the Westside Activation Project. The project would create a modified sewage treatment system by connecting the Richmond/Sunset Treatment Plant with the Westside Transport Structure, the Westside Pump Station, and the Southwest Ocean Outfall; requiring installation of underground pipelines: 1) in the Westside Transport Structure, at five construction points along the Great Highway, and 2) in Golden Gate Park, along a portion of South Drive and adjacent to the Richmond/Sunset Treatment Plant.  
NOTE: Proposed for continuation to July 19, 1984.
5. 84.97C - 400 CRESCENT AVENUE, southeast corner at Andover Street, Lot 43 in Assessor's Block 5810; Consideration of Motion approving authorization of Conditional Use to permit EXPANSION OF A RELIGIOUS INSTITUTION in an RH-1 (House, One-Family) district.  
(Continued from the Regular Meeting of May 10, 1984)
6. 84.91EZ - 2272-2298 FILBERT STREET, north side between Fillmore and Steiner Streets, and 3122-3126 STEINER STREET, east side between Filbert and Pixley Streets, and 265-299 PIXLEY STREET, south side between Fillmore and Steiner Streets, Lots 17, 19, 22, 22A, 35, 36, 39, 40 and 41 in Assessor's Block 515; Request for reclassification of property from an RH-2 (House, Two-Family) district to an RM-2 (Mixed Residential, Moderate Density) district.

2:00 P.M. (Cont)

7. 84.225C - 1041-1043 DOLORES STREET, east side between 23rd and 24th Streets, Lot 26 in Assessor's Block 3698; Request for authorization of Conditional Use to permit CONSTRUCTION OF FOUR DWELLING UNITS on a lot in an RH-3 (House, Three-Family) district containing 4,230 square feet where one dwelling unit for each 1,000 square feet of lot area may be authorized as a Conditional Use.
8. 84.232C - 144-148 - 21ST AVENUE, east side between California and Lake Streets, Lot 28 in Assessor's Block 1380; Request for authorization of Conditional Use to permit a FOURTH DWELLING UNIT on a lot in an RH-2 (House, Two-Family) district containing 6,000 square feet where one dwelling unit for each 1,500 square feet of lot area may be authorized as a Conditional Use.
9. 84.244C - 1239 - 17TH STREET, southeast corner at Missouri Street, Lot 27 in Assessor's Block 3985; Request for authorization of Conditional Use to permit CONSTRUCTION OF A DWELLING UNIT in an M-1 (Light Industrial) district.

2:30 P.M.

10. 84.112C - 2938-2958 WASHINGTON STREET, north side between Divisadero and Broderick Streets, Lots 10 and 11 in Assessor's Block 980; Request for authorization of Conditional Use to demolish a cottage and to EXPAND A PRIVATE ELEMENTARY SCHOOL in an RM-1 (Mixed Residential, Low Density) district.
11. 84.231C - 421 - 4TH AVENUE, southwest corner at Geary Boulevard, Lots 1A, 3, 41, 46 and 47 in Assessor's Block 1540; Request for authorization of Conditional Use to MODIFY CONDITIONS OF APPROVAL OF A PREVIOUS CONDITIONAL USE to permit a SUPERMARKET AND PARKING LOT in C-2 (Community Business) and RH-3 (House, Three-Family) districts.
12. 84.263C - 555 PINE STREET, south side between Kearny Street and Grant Avenue, Lot 34 in Assessor's Block 270; Request for authorization of Conditional Use to permit ROOF ANTENNAE in a C-3-G (Downtown General Commercial) district and 160-H Height and Bulk District.
13. 84.269C - 2350 NORIEGA STREET, north side between 30th and 31st Avenues, Lot 16 in Assessor's Block 2019; Request for authorization of Conditional Use for PARKING IN EXCESS OF ACCESSORY AMOUNTS in a C-1 (Neighborhood Shopping) district.

3:00 P.M.

14. 84.259C - GEARY BOULEVARD, south side, portion of the block bounded by Geary Boulevard, 5th Avenue, Anza Street and 6th Avenue, Assessor's Block 1539; Request for authorization of Conditional Use to permit a 6,850 square foot EXPANSION OF THE FRENCH HOSPITAL in an RM-1 (Mixed Residential, Low Density) district.

3:00 P.M. (Cont)

15. 84.189C - 2940 PACIFIC AVENUE, between Baker and Broderick Streets, through to Broadway Street, the former GRANT SCHOOL, Lots 3 and 6 in Assessor's Block 963; Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit up to TEN UNITS to be constructed WITH MODIFICATION OF REQUIRED REAR YARDS and combined garage entry from Pacific Avenue in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached) and 40-X Height and Bulk Districts.

3:30 P.M.

16. 84.251C - NORTHEAST CORNER OF POLK AND GREENWICH STREETS, Lot 18 in Assessor's Block 501; Request for modification of Condition No. 19 of City Planning Commission Resolution No. 9082 (CU80.37) to EXTEND TIME LIMIT for construction of 28 residential units from August 6, 1984 to August 6, 1985.

4:00 P.M.

17. 83.594EV - 1230 VAN NESS AVENUE (United Artist Theatre) at Sutter Street; Lot 8 in Assessor's Block 691; Appeal of the Preliminary Negative Declaration modifying conditions for approval to permit weekday and non-holiday matinees, requiring parking variance.
18. 84.314D - 368 - 28TH STREET, north side between Noe and Sanchez Streets, Lot 18 in Assessor's Block 6602; Consideration of request for Discretionary Review of Building Permit Application No. 8305542 proposing construction of a 4-story, 2-unit building.
19. 84.314D - 368 - 28TH STREET, north side between Noe and Sanchez Streets, Lot 18 in Assessor's Block 6602; Discretionary Review of Building Permit Application No. 8305542 proposing construction of a 4-story, 2-unit building.

5:15 P.M.

20. 83.314E - 861 MARKET STREET, southeast corner at 5th Street, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705; Public hearing on the draft Environmental Impact Report for the construction of a 29-story, 390-foot high building with about 880,000 gross square feet of office, 120,000 gross square feet of retail and 200 parking spaces; demolish three buildings totaling approximately 254,000 gross square feet, including one with a "B" architectural rating, requiring authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT.

JULY 12, 1984

6:00 P.M.

21. 84.303C - 5TH STREET NORTH, the major portion of the block bounded by 5th Street North, Mason, O'Farrell and Ellis Streets, Lots 11, 12, 13 and 20 in Assessor's Block 326; Request for authorization of Conditional Use to permit MODIFICATION OF AN APPROVED PLANNED UNIT DEVELOPMENT (CU80.243 and modified 81.409C) to construct a 30-story, 439,518 gross square foot hotel structure 296 feet in height containing 589 guest rooms and hotel support spaces, modifying City Planning Commission Resolutions No. 8845 and 9261 which authorized a 27-story, 300-foot high hotel containing 805 guest rooms in a C-3-G Zoning district and 320-I Height and Bulk District.
22. 82.418EVAD - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of June 28, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.





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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 19, 1984  
ROOM 282, CITY HALL  
11:00 A.M.

DOCUMENTS DEPT.  
JUL 17 1984  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

11:00 A.M.

1. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters
2. 84.117L - Consideration of the CHRISTIANSEN-MOSS HOUSE, 920-930 GREEN STREET, Lot 6 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of June 14, 1984)
3. 84.118L - Consideration of the MOSS APARTMENTS, 900-910 GREEN STREET, at Taylor Street, Lot 5 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of June 14, 1984)
4. 82.418EVAD - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of June 28, 1984)
5. 84.263C - 555 PINE STREET, south side between Kearny Street and Grant Avenue, Lot 34 in Assessor's Block 270; Request for authorization of Conditional Use to permit ROOF ANTENNAE in a C-3-G (Downtown General Commercial) district and 160-H Height and Bulk District.  
(Continued from the Regular Meeting of July 12, 1984)
6. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP).  
(Continued from the Regular Meeting of June 21, 1984)

JULY 19, 1984

11:00 A.M. (Cont)

7. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this section.  
(Continued from the Regular Meeting of June 21, 1984)
8. 81.245DA - 33. NEW MONTGOMERY STREET, Assessor's Block 3707; Discretionary Review of Building Permit Application proposing alterations to prior conditions of approval for permit issued by the City for construction of an office building. Said conditions dealt with maintaining the Landmark Hoffman's Grill as part of the new office building project (City Planning Commission Motion No. 9732M).

1:00 P.M.

9. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Consideration of request for Discretionary Review of proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.
10. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Discretionary Review of Building Permit Application for proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.

2:00 P.M.

11. 83.594EV - 1230 VAN NESS AVENUE (United Artist Theatre) at Sutter Street, Lot 8 in Assessor's Block 691; Appeal of the Preliminary Negative Declaration modifying conditions for approval to permit weekday and non-holiday matinees, requiring parking variance.  
(Continued from the Regular Meeting of July 12, 1984)

2:00 P.M. (Cont)

12. 83.318E - GOLDEN GATE PARK and THE GREAT HIGHWAY, between Lincoln Way and Sloat Boulevard, Assessor's Block 1700; Appeal of the Preliminary Negative Declaration for the Westside Activation Project. The project would create a modified sewage treatment system by connecting the Richmond/Sunset Treatment Plant with the Westside Transport Structure, the Westside Pump Station, and the Southwest Ocean Outfall; requiring installation of underground pipelines: 1) in the Westside Transport Structure, at five construction points along the Great Highway, and 2) in Golden Gate Park, along a portion of South Drive and adjacent to the Richmond/Sunset Treatment Plant.

(Continued from the Regular Meeting of July 12, 1984)

2:30 P.M.

13. 84.192D - 303-309 - 22ND AVENUE, south side between 22nd and 23rd Avenues, Lot 1 in Assessor's Block 1454; Consideration of request for Discretionary Review of Building Permit Application No. 8309404 for conversion of four dwelling units to office use in a C-1 (Neighborhood Shopping) district.
14. 84.192D - 303-309 - 22ND AVENUE, south side between 22nd and 23rd Avenues, Lot 1 in Assessor's Block 1454; Discretionary Review of Building Permit Application No. 8309404 for conversion of four dwelling units to office use in a C-1 (Neighborhood Shopping) district.
15. 84.260D - 1459-1461 VALENCIA STREET, east side between 25th and 26th Streets, Lot 16 in Assessor's Block 6530; Consideration of request for Discretionary Review of Building Permit Application No. 8404386 for conversion of four residential units to office use.
16. 84.260D - 1459-1461 VALENCIA STREET, east side between 25th and 26th Streets, Lot 16 in Assessor's Block 6530; Discretionary Review of Building Permit Application No. 8404386 for conversion of four dwelling units to office use.

3:30 P.M.

17. 81.529Q - 1360 MONTGOMERY STREET, Lots 46 through 57 in Assessor's Block 106; Consideration of EXCEPTION from Section 1341(g) of the Subdivision Code regarding calculation of in-lieu fee for a previously-approved 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION. (Joint hearing with the Department of Public Works)
18. 84.76Q - 2935-2937 FILLMORE STREET, east side between Union and Green Streets, Lot 5 in Assessor's Block 539; Review for consistency with the Master Plan for a 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION requesting EXCEPTION from Section 1388 of the Subdivision Code which requires that substantial numbers of tenants intend to purchase their rental units.
- (Joint hearing with the Department of Public Works)
- NOTE: Proposed for continuation to August 2, 1984.

3:30 P.M. (Cont)

19. 83.75E - 49 STEVENSON STREET, southeast corner at Ecker Alley, Lots 38, 39 and 40 in Assessor's Block 3708; Public hearing on the draft Environmental Impact Report for the construction of a 20-story, 253 foot high, 179,000 square foot office building with approximately 10,000 square feet of retail, 2 off-street loading areas and no off-street parking, after demolition of one 1-story and one 4-story structure.

4:15 P.M.

20. 84.63EC - 2651 WEBSTER STREET, west side between Broadway and Vallejo Streets, Lot 24 in Assessor's Block 564; Request for authorization of Conditional Use to expand a private elementary and secondary school to permit construction of a 4-story school building containing classrooms and laboratories adjoining the school of the Sacred Heart in an RH-2 (House, Two-Family) district and 40-X Height and Bulk District.

5:00 P.M.

21. Informational Presentation of the RINCON HILL PLAN.

22. 84.249ETZ - RINCON HILL INTERIM CONTROLS; the area generally bounded by Spear, Harrison, Essex and Folsom Streets, the entire Assessor's Blocks 3745, 3748 and 3749 and portions of Blocks 3747, 3765, 3766 and 3767; Appeal of the Preliminary Negative Declaration for interim reclassification to an RC-3 (Residential-Commercial Combined, Medium Density) district for up to one year.

23. 84.249ETZ - RINCON HILL INTERIM CONTROLS - RESIDENTIAL RECLASSIFICATION AND SPECIAL USE DISTRICT; the area generally bounded by the western frontage of Spear Street, northern frontage of Harrison Street to Main Street, both frontages of Harrison Street between Main Street and First Street, the northern frontage of Harrison Street to mid-block between First Street and Essex Street and a line approximately 100 feet east of Essex Street and the southern frontage of Folsom Street, which area encompasses the following Assessor's Blocks and where indicated Lots: Blocks 3745, 3748 and 3749; all of Block 3747 except portions of Lot 18; 3765/1; 3765/15; portions of 3765/9; 3766/9; 3766/5; portions of 3766/17; 3767/13; 3767/12 and 3767/1A.

Amending Zoning Map to reclassify said area for a period not to exceed one year from M-1 (Light Industrial) and P (Public Use) districts to RC-3 (Residential-Commercial Combined, Medium Density) district; and

5:00 P.M. (Cont)

23. 84.249ETZ (Cont)

Amending the San Francisco City Planning Code by adding Section 249B, a Special Use District for a period not to exceed one year prohibiting conversion of a non-conforming use to an office use.

The intent of these proposed actions is to provide zoning safeguards during the review process for the Rincon Hill Plan as part of the Master Plan and for permanent zoning standards as recommended in the Plan.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
— CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 26, 1984  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

JUL 24 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2. 84.63EC - 2651 WEBSTER STREET, west side between Broadway and Vallejo Streets, Lot 24 in Assessor's Block 564; Request for authorization of Conditional Use to expand a private elementary and secondary school to permit construction of a 4-story school building containing classrooms and laboratories adjoining the school of the Sacred Heart in an RH-2 (House, Two-Family) district and 40-X Height and Bulk District.  
(Continued from the Regular Meeting of July 19, 1984)

3. 82.418EVAD - 1171 SANSOME STREET, west side of Sansome Street, between Green and Filbert Streets, Lot 40 in Assessor's Block 113; Discretionary Review of Building Permit Application No. 8206714-S for construction of an 85-foot high mixed use residential and commercial structure on a vacant site within the NORTHEAST WATERFRONT HISTORIC DISTRICT.  
(Continued from the Regular Meeting of July 19, 1984)

4. Informational Presentation of the RINCON HILL PLAN.

5. 84.249ETZ - RINCON HILL INTERIM CONTROLS; the area generally bounded by Spear, Harrison, Essex and Folsom Streets, the entire Assessor's Blocks 3745, 3748 and 3749 and portions of Blocks 3747, 3765, 3766 and 3767; Appeal of the Preliminary Negative Declaration for interim reclassification to an RC-3 (Residential-Commercial Combined, Medium Density) district for up to one year.  
(Continued from the Regular Meeting of July 19, 1984)



12:00 NOON (Cont)

6. 84.249ETZ - RINCON HILL INTERIM CONTROLS - RESIDENTIAL RECLASSIFICATION AND SPECIAL USE DISTRICT; the area generally bounded by the western frontage of Spear Street, northern frontage of Harrison Street to Main Street, both frontages of Harrison Street between Main Street and First Street, the northern frontage of Harrison Street to mid-block between First Street and Essex Street and a line approximately 100 feet east of Essex Street and the southern frontage of Folsom Street, which area encompasses the following Assessor's Blocks and where indicated Lots: Blocks 3745, 3748 and 3749; all of Block 3747 except portions of Lot 18; 3765/1; 3765/15; portions of 3765/9; 3766/9; 3766/5; portions of 3766/17; 3767/13; 3767/12 and 3767/1A.

Amending Zoning Map to reclassify said area for a period not to exceed one year from M-1 (Light Industrial) and P (Public Use) districts to RC-3 (Residential-Commercial Combined, Medium Density) district; and

Amending the San Francisco City Planning Code by adding Section 249B, a Special Use District for a period not to exceed one year prohibiting conversion of a non-conforming use to an office use.

The intent of these proposed actions is to provide zoning safeguards during the review process for the Rincon Hill Plan as part of the Master Plan and for permanent zoning standards as recommended in the Plan.

(Continued from the Regular Meeting of July 19, 1984)

7. 82.39E - RINCON HILL PLAN; the area generally bounded by Spear, Harrison, Essex and Folsom Streets, entire Assessor's Blocks 3745, 3748, 3749 and portions of Assessor's Blocks 3747, 3765, 3766 and 3767; Public hearing on draft Environmental Impact Report for the proposed Rincon Hill Special Use District which would contain three subareas. Subareas One and Two would be rezoned from M-1 (Light Industrial) and P (Public Use) districts to high-rise and mid-rise mixed commercial/residential districts, respectively, with accompanying new parking and open space controls. Height limits for these two subareas would be reclassified from the current 105 feet limit to maximum height limits ranging from 150 to 400 feet. Subarea Three would remain as a commercial/industrial district, maintaining the current applicable M-1 zoning controls, except for some revisions to off-street parking and open space standards. The height limit for this subarea would be reclassified from the current standard of 105 feet down to 84 feet. The Special Use District would require an amendment to the City Planning Code text and Zoning Map.

JULY 26, 1984

1:30 P.M.

8. 83.510EZMT - DOWNTOWN PLAN; proposed downtown zoning map and text amendments to the City Planning Code and interim development controls to implement the objectives, policies and recommendations contained in the Downtown Plan.

Testimony between 1:30 p.m. and 4:00 p.m. will be limited to public comment on the preservation proposals of the Downtown Plan.

General comments will be heard beginning at 4:00 p.m.

9. 83.318E - GOLDEN GATE PARK and THE GREAT HIGHWAY, between Lincoln Way and Sloat Boulevard, Assessor's Block 1700; Appeal of the Preliminary Negative Declaration for the Westside Activation Project. The project would create a modified sewage treatment system by connecting the Richmond/Sunset Treatment Plant with the Westside Transport Structure, the Westside Pump Station, and the Southwest Ocean Outfall; requiring installation of underground pipelines: 1) in the Westside Transport Structure, at five construction points along the Great Highway, and 2) in Golden Gate Park, along a portion of South Drive and adjacent to the Richmond/Sunset Treatment Plant.  
(Continued from the Regular Meeting of July 19, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



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7/26/84

addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 26, 1984  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

JUL 27 1984

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12:00 NOON

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to enter into consultant contracts for Economic Analysis and Forecasting (Recht Hausrath & Associates), the Resident Survey (U.S. Human Resource Corporation), Environmental and Computer Programming Assistance (Jefferson Associates, Inc.), and the Architecturally Significant Building Survey (Foundation for San Francisco's Architectural Heritage) for the South-of-Market Bayshore Industrial Area Study totaling an amount not to exceed \$250,000.



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#14  
8/2/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 2, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
AUG 1 1984  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to enter into a contract amendment with the California Environmental Intern Program to June 30, 1985 for an amount not to exceed \$30,000.

2. Informational Item

414 TURK STREET, northwest corner of Hyde Street, Lot 3 in Assessor's Block 336; Building Permit Application No. 8405909 to construct a 7-story, 29,820 square foot apartment building, containing ground-floor neighborhood-serving retail space, 36 one-bedroom rental units and 9 parking spaces in a C-3-G (Downtown General Commercial) district and 130-E Height and Bulk District.

(Continued from the Regular Meeting of July 12, 1984)

B. Commissioners' Questions and Matters

2:00 P.M.

2. 84.25ED - 3620 MARKET STREET near Roman Street, Lot 2 in Assessor's Block 2755; Appeal of Negative Declaration for construction of an 11-unit residential structure with enclosed parking, requiring the demolition of an existing 3-unit residential structure (Continued from the Regular Meeting of June 28, 1984)

NOTE: Recommended for continuance to August 9, 1984.

3. 84.25ED - 3620 MARKET STREET near Roman Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.

(Continued from the Regular Meeting of June 28, 1984)

NOTE: Recommended for continuance to August 9, 1984.

4. 83.133ED - 505 - 25TH AVENUE at Geary Boulevard, Lot 1 in Assessor's Block 1519; Appeal of the Preliminary Negative Declaration for the construction of 2-story, 130-seat McDonald's Restaurant at the southwest corner of Geary Boulevard/25th Avenue, including partial demolition of auto repair building.

(Continued from the Regular Meeting of July 12, 1984)

NOTE: Recommended for continuance to August 9, 1984.

AUGUST 2, 1984

2:00 P.M. (Cont)

5. 84.252C - 263 LEE AVENUE, east side between Ocean and Holloway Avenues, Lot 3 in Assessor's Block 6944; Request for authorization of Conditional Use to ENLARGE A CHURCH in an RH-2 (House, Two-Family) district.
6. 84.315EC - 285 BROTHERHOOD WAY, south side between Lake Merced Boulevard and Junipero Serra Boulevard, Lot 26 in Assessor's Block 7380; Request for authorization of Conditional Use to permit a TEMPORARY ADDITION TO A CHURCH in an RH-1(D) (House, One-Family Detached Dwelling) district.
7. 84.306C - 185 BERRY STREET, south side between 3rd and 4th Streets, Lot 5 in Assessor's Block 3803; Request for authorization of Conditional Use to permit ANTENNAE in an M-2 (Heavy Industrial) district and 40-X Height and Bulk District.
8. 83.612CD - 1558 POWELL STREET, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 130; Consideration of request for Discretionary Review of Building Permit Application No. 8404595 to construct a 3-story commercial building.
9. 83.612CD - 1558 POWELL STREET, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 130; Discretionary Review of Building Permit Application No. 8404595 to construct a 3-story commercial building.
10. 84.112C - 2938-2958 WASHINGTON STREET, north side between Divisadero and Broderick Streets, Lots 10 and 11 in Assessor's Block 980; Request for authorization of Conditional Use to demolish a cottage and to EXPAND A PRIVATE ELEMENTARY SCHOOL in an RM-1 (Mixed Residential, Low Density) district.  
(Continued from the Regular Meeting of July 12, 1984)
11. 84.131R - PHELPS STREET, north side, west of San Jose Avenue; Review for conformity with the Master Plan for a sidewalk encroachment at the Muni Metro Rail Center Auxiliary Building.

3:00 P.M.

12. 84.237C - 2351 CLAY STREET, south side between Webster and Buchanan Streets (Pacific Medical Center), Lot 1 in Assessor's Block 628; Request for authorization of Conditional Use (Planned Unit Development) for the ADDITION OF AN ELEVATOR TOWER to the exterior of the existing Stanford Building exterior courtyard, increasing the floor area ratio in an RM-1 (Mixed Residential, Low Density) district.
- NOTE: This case has been withdrawn.

3:00 P.M. (Cont)

13. 84.302C - 2318 FILLMORE STREET, east side between Washington and Clay Streets, Lot 19 in Assessor's Block 612; Request for authorization of Conditional Use to permit PARTIAL OCCUPANCY OF A NEWLY CONVERTED OFFICE BUILDING BY PACIFIC MEDICAL CENTER in a C-2 (Community Business) district and in the Upper Fillmore Special Use District.

14. 84.314D - 368 - 28TH STREET, north side between Noe and Sanchez Streets, Lot 18 in Assessor's Block 6602; Discretionary Review of Building Permit Application No. 8305542, proposing construction of a 4-story, 2-unit building.  
(Continued from the Regular Meeting of July 12, 1984)

3:45 P.M.

15. 84.192D - 303-309 - 22ND AVENUE, south side between 22nd and 23rd Avenues, Lot 1 in Assessor's Block 1454; Discretionary Review of Building Permit Application No. 8309404 for conversion of four dwelling units to office use in a C-1 (Neighborhood Shopping) district.  
(Continued from the Regular Meeting of July 19, 1984)

16. 81.529Q - 1360 MONTGOMERY STREET, Lots 46 through 57 in Assessor's Block 106; Consideration of EXCEPTION from Section 1341(g) of the Subdivision Code regarding calculation of in-lieu fee for a previously-approved 11-UNIT CONDOMINIUM CONVERSION SUBDIVISION.  
(Joint hearing with the Department of Public Works)  
(Continued from the Regular Meeting of July 19, 1984)

17. 84.248D - 440 GEARY STREET, north side between Taylor and Mason Streets, Lot 7 in Assessor's Block 306; Consideration of request for Discretionary Review of Building Permit Application No. 8401825 for remodeling of building which includes hotel/restaurant/bar.

18. 84.248D - 440 GEARY BOULEVARD, north side between Taylor and Mason Streets, Lot 7 in Assessor's Block 306; Discretionary Review of Building Permit Application No. 8401825 for proposed remodeling of building which includes hotel/restaurant/bar.

19. 84.76Q - 2935-2937 FILLMORE STREET, east side between Union and Green Streets, Lot 5 in Assessor's Block 539; Review for consistency with the Master Plan for a 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION, requesting exception from Section 1388 of the Subdivision Code which requires that substantial numbers of tenants intend to purchase their rental units.  
(Joint hearing with the Department of Public Works)  
(Continued from the Regular Meeting of July 19, 1984)



4:15 P.M.

20. 83.594EV - 1230 VAN NESS AVENUE (United Artist Theatre) at Sutter Street, Lot 8 in Assessor's Block 691; Appeal of the Preliminary Negative Declaration modifying conditions for approval to permit weekday and non-holiday matinees, requiring parking variance.  
(Continued from the Regular Meeting of July 19, 1984)
21. 84.395U - 2275 MARKET STREET, south side between Noe and Sanchez Streets, Lot 13 in Assessor's Block 3559; Request for authorization of Special Use for the sale of beer and wine for off-premises consumption within an existing specialty grocery store in a C-2 (Community Business) district within the Upper Market West Special Use District.
22. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use to modify Motion No. 9615M by deleting Condition No. 6B, requiring that a soft resilient floor covering such as indoor/outdoor carpet, a woven or grass cloth mat on a resilient foam pad, or some other soft covering be installed on the deck of the subject restaurant and modifying Condition No. 6G, requiring all busing stations to be inside the restaurant in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th Street/Noe Valley Special Use District.
23. 84.316U - 2794-2796 MISSION STREET, northwest corner at 24th Street, Lot 18A in Assessor's Block 3643; Request for authorization of Special Use for the sale of liquor for off-premises consumption within a proposed retail store in a C-2 (Community Business) district within the 24th Street/Mission Street Special Use District.
24. 84.330U - 2241 MARKET STREET, south side between Sanchez and 16th Streets, Lot 2 in Assessor's Block 3559; Request for authorization of Special Use for a BAKERY DEFINED AS A RESTAURANT as to its seating capacity of up to 49 persons in a C-2 (Community Business) district within the Upper Market West Special Use District.
25. 84.319D - 1443 NORIEGA STREET, south side between 21st and 22nd Avenues, Lot 10B in Assessor's Block 2058; Consideration of request for Discretionary Review of Building Permit Application No. 8405622 to install a financial office in a C-2 (Community Business) district.

5:00 P.M.

26. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP).  
(Continued from the Regular Meeting of July 19, 1984)  
NOTE: Recommended for continuance to August 16, 1984)

5:00 P.M. (Cont)

27. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this section.

(Continued from the Regular Meeting of July 19, 1984)

NOTE: Proposed for continuance to August 16, 1984.

28. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Consideration of request for Discretionary Review of proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.

(Continued from the Regular Meeting of July 19, 1984)

29. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Discretionary Review of Building Permit Application No. 8407643 for proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.

(Continued from the Regular Meeting of July 19, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



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Addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 2, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

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AUG 6 1984

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1:30 P.M.

1. Current Matters

A. Director's Report

3. Consideration of a Resolution authorizing the Director of Planning to enter into a consultant contract for Architecturally Significant Building Survey work with the Foundation for San Francisco's Architectural Heritage for the South-of-Market Bayshore Industrial Area Study for an amount not to exceed \$10,000.



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8/9/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 9, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

I. Current Matters

A. Director's Report

1. 81.244D - 185 BERRY STREET (China Basin Project), between 3rd and 4th Streets, Lot 5 in Assessor's Block 3803; Consideration of amending Resolution No. 8991 to allow for an extension of the performance period.

B. Commissioners' Questions and Matters

1:15 P.M.

2. 84.302C - 2318 FILLMORE STREET, east side between Washington and Clay Streets, Lot 19 in Assessor's Block 612; Consideration of language authorizing Conditional Use to permit PARTIAL OCCUPANCY OF A NEWLY CONVERTED OFFICE BUILDING BY PACIFIC MEDICAL CENTER in a C-2 (Community Business) district and in the Upper Fillmore Special Use District.  
(Continued from the Regular Meeting of August 2, 1984)

1:30 P.M.

3. 83.133ED - 505 - 25TH AVENUE at Geary Boulevard, Lot 1 in Assessor's Block 1519; Appeal of the Preliminary Negative Declaration for the construction of 2-story, 130-seat McDonald's Restaurant at the southwest corner of Geary Boulevard/25th Avenue, including partial demolition of auto repair building.  
(Continued from the Regular Meeting of August 2, 1984)
4. 83.133ED - 25TH AND GEARY BOULEVARD, southwest corner; Consideration of Discretionary Review of Building Permit Application No. 8305859 to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.
5. 83.133ED - 25TH AND GEARY BOULEVARD, southwest corner; Discretionary Review of Building Permit Application No. 8305859 to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.

1:30 P.M. (Cont)

6. 84.325ED - 5435 GEARY BOULEVARD, south side, between 18th and 19th Avenues, Lot 31 in Assessor's Block 1526; Consideration of Discretionary Review of Building Permit Application No. 8405879 to install a FAST FOOD ESTABLISHMENT (Burger King) in a C-2 (Community Business) district.  
NOTE: Items 3, 4, 5 and 6 (above) are proposed for continuation to a later date.
7. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Appeal of Negative Declaration for construction of an 11-unit residential structure with enclosed parking, requiring the demolition of an existing 3-unit residential structure.  
(Continued from the Regular Meeting of August 2, 1984)
8. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of August 2, 1984)
9. 84.318D - 750 STANYAN STREET, southeast corner of Stanyan and Waller Streets, Lot 25 in Assessor's Block 1250; Consideration of request for Discretionary Review of Building Permit Application No. 8405103, proposing construction of a restaurant in a hotel on a property which adjoins the Haight Street Special Use District.
10. 84.318D - 750 STANYAN STREET, southeast corner of Stanyan and Waller Streets, Lot 25 in Assessor's Block 1250; Discretionary Review of Building Permit Application No. 8405103, proposing construction of a restaurant in a hotel on a property which adjoins the Haight Street Special Use District.
11. 84.331D - 9-11 LAIDLEY STREET, main frontage at 531 - 30th Street, between Laidley and Noe Streets, Lot 17 in Assessor's Block 6651; Consideration of request for Discretionary Review of Building Permit Application No. 8406828, proposing demolition of a 2½-story dwelling and construction of a 4-story, 2-unit dwelling.
12. 84.331D - 9-11 LAIDLEY STREET, main frontage at 531 - 30th Street, between Laidley and Noe Streets, Lot 17 in Assessor's Block 6651; Discretionary Review of Building Permit Application No. 8406828, proposing demolition of a 2½-story dwelling and construction of a 4-story, 2-unit dwelling.

3:00 P.M.

13. 82.445E - STOCKTON STREET, southwest corner at O'Farrell Street, Lots 1, 2, 3 and 20 in Assessor's Block 327; Public hearing on the draft Environmental Impact Report for the construction of an 8-story, 125-foot tall building containing 57,950 gross square feet of retail space, 43,300 gross square feet of office space, 12,450 gross square feet of restaurant space and three dwelling units, after demolition of four 3-story to 4-story buildings containing approximately 29,400 gross square feet of retail space and 17,550 gross square feet of offices.
14. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, Assessor's Blocks (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as-of-right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.  
(Continued from the Regular Meeting of July 12, 1984)  
NOTE: Proposed for continuation to a later date)
15. 83.204ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, in the general area consisting of RC-4 (Residential-Commercial Combined, High Density), C-2 (Community Business) and C-3-G (Downtown General Commercial) districts in an area generally described as from the southeast corner of the intersection at Polk and Post Streets, easterly to the intersection of Post and Taylor Streets, then southerly to the intersection of Taylor and Ellis Streets, then easterly to the intersection of Ellis and Mason Streets, then southerly to the intersection of Mason and Turk Streets, then westerly to the intersection of Turk and Taylor Streets, then southerly to the intersection of Taylor Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Jones Street, then southerly to the intersection of Jones and McAllister Streets, then westerly to the intersection of McAllister and Leavenworth Streets, then northerly to the intersection of Leavenworth Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Hyde Street, then southerly to the intersection of Hyde and McAllister Streets, then westerly to the intersection of McAllister and Larkin Streets, then northerly to the intersection of Larkin and Turk Streets, then



3:00 P.M. (Cont)

15. 83.204ETZ (Cont)

westerly to the intersection of Turk and Polk Streets, then northerly to the intersection of Polk and Post Streets, which area encompasses the whole Assessor's Blocks of 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 344, 693 and 741, and the lots of the partial blocks indicated: 306/12, 15, 17; 317/4-7, 9, 10A, 11, 12-15, 17-18, 20, 24, 27; 331/1, 1A, 7-16; 340/1, 7-18; 341/8; 343/1, 8, 13-14, 16-17, 17A, 18; 345/1-2, 8-10, 12, 12A, 12B, 12C, 13, 15-16; 346/1, 6-7, 10-11, 13, 15; 347/6, 6A, 7, 9; 349/1-2, 4, 8-10, 10A, 11-14; 716/1, 1A, 2-4, 8-11; 717/1-2, 2A, 2B, 3-6, 8, 16-17; 739/3; 740/1, 3-14, 19-25; 742/1, 3, 11-13. (The draft code language and a map depicting this area is available at the Department of City Planning, 450 McAllister Street, 5th Floor.)

It is proposed to initiate interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 250, thereby reclassifying the above portions of C-2 and C-3-G districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80 feet, permit ground-floor commercial space as-of-right with Conditional Use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed Special Use District adjacent to the core.

NOTE: Proposed for continuation to a later date.

16. 83.510EZMT - DOWNTOWN PLAN: proposed downtown zoning map and text amendments to the City Planning Code and interim development controls to implement the objectives, policies and recommendations contained in the Downtown Plan.

(Continued from the Regular Meeting of July 26, 1984)

NOTE: Proposed for continuation to August 16, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

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ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 9, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

AUG 15 1984

SAN FRANCISCO  
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1:00 P.M.

1. Current Matters

A. Director's Report

2. Consideration of a Resolution extending the grant period for the expenditure of the EDA 302(a) grant funds from December 31, 1984 to June 30, 1985.
3. Consideration of a Resolution to amend the contract with Robert L. Harrison, Consultant, for an amount not to exceed \$4,500.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 16, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

AUG 15 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

I. Current Matters

A. Director's Report

1. Resolution approving and providing for an extension of an agreement for a grant between the City and County of San Francisco and the California Coastal Conservancy originally for the Construction of a Recreation/Trail West of the Great Highway, between Sloat Boulevard and Lincoln Way but presently for the construction of the Recreation/Trail East of the Great Highway between Sloat Boulevard and Lincoln Way.

B. Commissioners' Questions and Matters

1:15 P.M.

2. 84.248D - 440 GEARY STREET, north side between Taylor and Mason Streets, Lot 7 in Assessor's Block 306; Consideration of request for Discretionary Review of Building Permit Application No. 8401825 for remodeling of building which includes hotel/restaurant/bar. (Continued from the Regular Meeting of August 2, 1984)
3. 84.248D - 440 GEARY STREET, north side between Taylor and Mason Streets, Lot 7 in Assessor's Block 306; Discretionary Review of Building Permit Application No. 8401825 for proposed remodeling of building which includes hotel/restaurant/bar. (Continued from the Regular Meeting of August 2, 1984)

August 16, 1984

2:00 P.M.

4. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP).

(Continued from the Regular Meeting of August 2, 1984)

5. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this section.

(Continued from the Regular Meeting of August 2, 1984)

3:00 P.M.

6. 83.510EZMT - DOWNTOWN PLAN; proposed downtown zoning map and text amendments to the City Planning Code and interim development controls to implement the objectives, policies and recommendations contained in the Downtown Plan.

(Continued from the Regular Meeting of August 9, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

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11/4  
8/23/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 23, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

AUG 23 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters

1:30 P.M.

2. 83.510EMZT - DOWNTOWN PLAN - Consideration of adoption of the proposed Downtown Plan component of the Master Plan.

NOTE: This matter is proposed for continuation to a later date and no Commission action is proposed. However, the Department of City Planning will outline a schedule leading to adoption of the Downtown Plan.

3. 83.510EZMT - DOWNTOWN PLAN - proposed downtown zoning map and text amendments to the City Planning Code and interim development controls to implement the objectives, policies and recommendations contained in the Downtown Plan.  
(Continued from the Regular Meeting of August 16, 1984)

NOTE: Proposed for continuation to a later date.

2:30 P.M.

4. 84.307ERCZM - Property BOUNDED BY ARCH STREET, BROTHERHOOD WAY AND ALEMANY BOULEVARD - Proposed to be deleted from the citywide recreation and open space map contained in the Recreation and Open Space Element of the Master Plan.
5. 84.307ERCZM - Property bounded by ARCH STREET, BROTHERHOOD WAY, VICTORIA STREET AND ALEMANY BOULEVARD, Lot 15 in Assessor's Block 7132 and Lot 41 in Assessor's Block 7133 and 123 POWELL STREET, west side between Washington and Jackson Streets, Lot 15 in Assessor's Block 191; Review for consistency with Master Plan for an EXCHANGE OF LAND to provide open space in Chinatown on Powell Street site and a relocation site for the Korean Methodist Church on the Arch Street - Brotherhood Way - Alemany Boulevard site.

August 23, 1984

2:30 P.M. (Cont)

6. 84.307ERCZM - Portion of RAMSEL, VICTORIA AND HEAD STREETS, between Alemany Boulevard and Brotherhood Way; Review for consistency with Master Plan to abandon unimproved street rights-of-way and to sell said areas for private use.
7. 84.307ERCZM - Property bounded by ARCH STREET, BROTHERHOOD WAY, VICTORIA STREET AND ALEMANY BOULEVARD, Lot 15 in Assessor's Block 7132 and Lot 41 in Assessor's Block 7133 - Request to reclassify property from a P (Public Use) district in an RH-1 (House, One-Family) district.
8. 84.307ERCZM - Property bounded by ARCH STREET, BROTHERHOOD WAY, VICTORIA STREET AND ALEMANY BOULEVARD, Lot 15 in Assessor's Block 7132 and Lot 41 in Assessor's Block 7133 - Request for authorization of Conditional Use to CONSTRUCT A CHURCH on said property in P (Public Use) district initiated as an RH-1 (House, One-Family) district.

3:00 P.M.

9. 83.332C - FOURTH STREET BETWEEN WELSH AND FREELON STREETS, Lot 119 in Assessor's Block 3776 - Request for MODIFICATION of Conditional Use (Planned Unit Development) authorization (82.229C) to eliminate office space in a mixed-use development as approved by Commission Resolution No. 8481.

3:30 P.M.

10. EE78.334 - ONE SANSOME STREET, Lots 3 and 4 in Assessor's Block 289; pursuant to Court Order, Public Hearing on Draft Supplemental Environmental Impact Report, covering cumulative effects, for the construction of a 41-story office building containing 610,000 square feet, including ground floor retail. The project has been constructed.
11. EE79.236 - 101 MISSION STREET (now 100 Spear Street), Lot 1 in Assessor's Block 3717; pursuant to Court Order, Public Hearing on Draft Supplemental Environmental Impact Report, covering cumulative effects, for the construction of a 20-story office building containing 200,000 square feet, including ground floor retail. The project has been constructed.

3:30 P.M. (Cont)

12. ~~EE80~~.349 - SPEAR/MAIN BUILDING, (160 Spear Street), Lots 5, 10 and 11 in Assessor's Block 3717; Pursuant to Court Order, Public Hearing on Draft Supplemental Environmental Impact Report, covering cumulative effects, for the construction of a 19-story office building containing 298,000 square feet including ground floor retail plus 35 basement parking spaces. The project has been constructed.
13. 81.104E - MONTGOMERY/WASHINGTON (655 MONTGOMERY STREET), Lots 2, 3, 4, and 25 in Assessor's Block 208; Pursuant to Court Order, Public Hearing on Draft Supplemental Environmental Impact Report, covering cumulative effects, for the construction of a 24-story office building containing 322,600 square feet, including ground floor retail, plus 40 residential units. The project has been constructed.
- 4:30 P.M.
14. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use to modify Motion No. 9615M by deleting Condition 6B requiring that a soft resilient floor covering such as indoor/outdoor carpet, a woven or grass cloth mat on a resilient foam pad, or some other soft covering be installed on the dock of the subject restaurant and modifying Condition 6G requiring all busing stations to be inside the restaurant in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th/Noe Valley Special Use District.  
(Continued from the Regular Meeting of August 9, 1984)
15. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Discretionary Review of Building Permit Application No. 84077643 for proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.  
(Continued from the Regular Meeting of August 2, 1984)  
NOTE: Proposed for continuation to September 20, 1984.



4:30 P.M. (Cont)

16. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, Assessor's Blocks (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as-of-right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.

(Continued from the Regular Meeting of August 9, 1984)

NOTE: Proposed for continuation to a later date.

17. 83.204ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, in the general area consisting of RC-4 (Residential-Commercial Combined, High Density), C-2 (Community Business) and C-3-G (Downtown General Commercial) districts in an area generally described as from the southeast corner of the intersection at Polk and Post Streets, easterly to the intersection of Post and Taylor Streets, then southerly to the intersection of Taylor and Ellis Streets, then easterly to the intersection of Ellis and Mason Streets, then southerly to the intersection of Mason and Turk Streets, then westerly to the intersection of Turk and Taylor Streets, then southerly to the intersection of Taylor Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Jones Street, then southerly to the intersection of Jones and McAllister Streets, then westerly to the intersection of McAllister and Leavenworth Streets, then northerly to the intersection of Leavenworth Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Hyde Street, then southerly to the intersection of Hyde and McAllister Streets, then westerly to the intersection of McAllister and Larkin Streets, then northerly to the intersection of Larkin and Turk Streets, then westerly to the intersection of Turk and Polk Streets, then northerly to the intersection of Polk and Post Streets, which area encompasses the whole assessor's Blocks of 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 344, 693 and 741, and the lots of the partial blocks indicated: 306/12, 15, 17; 317/407, 9, 10A, 11, 12-15, 17-18, 20, 24, 27; 330/1, 1A, 7-16; 341/1, 7-18; 341/8; 343/1, 8, 13-14, 16-17, 17A, 18; 345/1-2, 8-10, 12, 12A, 12B, 12C, 13, 15-16; 346/1, 6-7, 10-11, 13, 15; 347/6, 6A, 7, 9; 349/1-2, 4, 8-10, 10A, 11-14; 716/1, 1A, 2-4, 8-11; 717/1-2, 2A, 2B, 3-6, 8, 16-17; 739/3; 740/1, 3-4, 19-25; 742/1, 3, 11-13. (The draft code language and a map depicting this area is available at the Department of City Planning, 450 McAllister Street, 5th Floor)

4:30 P.M. (Cont)

17. 83.204ETZ - It is proposed to initiate interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 250, thereby reclassifying the above portions of C-2 and C-3-G districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80 feet, permit ground-floor commercial space as-of-right with Conditional Use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed Special Use District adjacent to the core.

(Continued from the Regular Meeting of August 9, 1984)  
NOTE: Proposed for continuation to a later date.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 23, 1984  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

AUG 24 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

2:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2. 83.510EZMT - DOWNTOWN PLAN; Consideration of adoption of the proposed  
Downtown Plan component of the Master Plan.

NOTE: This matter is proposed for continuation to a later  
date and no Commission action is proposed. However,  
the Department of City Planning will outline a schedule  
leading to adoption of the Downtown Plan.

3. 83.510EZMT - DOWNTOWN PLAN; proposed downtown zoning map and text  
amendments to the City Planning Code and interim development  
controls to implement the objectives, policies and recommen-  
dations contained in the Downtown Plan.

(Continued from the Regular Meeting of August 16, 1984)

NOTE: Proposed for continuation to a later date.



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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 30, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 29 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission.

1:30 P.M.

I. Current Matters

A. Director's Report

1. 414 TURK STREET, northwest corner, of Hyde Street, market-rate rental housing proposal in a C-3 district; Presentation for Information.

B. Commissioners' Questions and Matters

2. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use to modify Motion No. 9615M by deleting Condition 6B requiring that a soft resilient floor covering such as indoor/outdoor carpet, a woven or grass cloth mat on a resilient foam pad, or some other soft covering be installed on the dock of the subject restaurant and modifying Condition 6G requiring all busing stations to be inside the restaurant in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th/Noe Valley Special Use District.  
(Continued from the Regular Meeting of August 23, 1984)

2:00 P.M.

3. 84.176R - Portion of CRAFT STREET, between Alemany Boulevard and Trumbull Street - Review for consistency with Master Plan for vacation of a portion of the street.

2:00 P.M. (Cont)

4. 84.273R - 350 AMBER DRIVE, south side, (Diamond Heights Elementary School), Lot 5 in Assessor's Block 7521 - Review for consistency with Master Plan to relocate the Police Academy to this site.
5. 84.367C - 146 PERALTA AVENUE, north side between York and Florida Streets, Lot 13 in Assessor's Block 5514 - Request for authorization of Conditional Use for THREE DWELLING UNITS on a lot in an RH-2 (House, Two-Family) district containing 4,500 square-foot dwelling unit for each 1,500 square feet may be authorized as a Conditional Use.
6. 84.54R - MENDELL, adjoining northeast corner at Palou Avenue, Lots 12A and 14 in Assessor's Block 5323; Review for conformity with the Master Plan for sale of property acquired for use as a neighborhood parking lot.
7. 84.158R - IOWA STREET, west side between 22nd and 23rd Streets - Review for consistency with Master Plan to change the sidewalk width to provide parking bays.
8. 84.222EZC - 1960 HAYES STREET, north side between Ashbury and Clayton Streets, Lot 3 in Assessor's Block 1195 - Request for reclassification of property from an RH-3 (House, Three-Family) to an C-1 (Neighborhood Shopping), C-2 (Community Business) or C-M (Heavy Commercial) district.
9. 84.222EZC - 1960 HAYES STREET, north side between Ashbury and Clayton Streets, Lot 3 in Assessor's Block 1195 - Request for authorization of Conditional Use to permit a AUTOMOBILE STORAGE GARAGE in an RH-3 (House, Three-Family) district and an initiated C-1 (Neighborhood Shopping), C-2 (Community Business) or C-M (Heavy Commercial) district.

3:00 P.M.

10. 84.179C - 1660 McALLISTER STREET, north side between Broderick and Divisadero Streets, Lot 13 in Assessor's Block 1156; Request for removal of termination date of a Non-Conforming Records Storage and Office Equipment service in an RM-1 (Mixed Low Density) district.
11. 84.291C - 1212 SILVER AVENUE, southeast corner at Bowdoin Street, Lot 31 in Assessor's Block 5918; Request for a two-year continuance of a Non-Conforming Sharpening Service in an RH-2 (House, Two-Family) district.

3:30 P.M.

12. 84.373C - 625 HOLLOWAY, Lot 1 in Assessor's Block 6985; Request for modification of Condition No. 1 under Density of Planning Commission Motion No. 9976 (84.38C) to REDUCE THE SIZE of a community facility from approximately 3,000 square feet to approximately 1,600 square feet within an approved 40-unit residential development.
13. 84.363C - THE FERRY BUILDING COMPLEX. Lots 00A, 00F, 00H, 00W and 1 in Assessor's Block 9900; Lot 13 in Assessor's Block 201; Request for modification of Condition No. 7 under Transportation (Exhibit A, p.3) of Planning Commission Motion No. 9864 (83.31C) to EXTEND TIME LIMIT for approval of a parking garage structure for The Building Complex.

4:00 P.M.

14. 83.404ED - 901 MARKET STREET, southwest corner at 5th Street, Lot 1 and 62 in Assessor's Block 3704; Certification of Final Environmental Impact Report to the rehabilitation and addition of 5,000 square feet to an existing 220,000 square-foot building, for a total of 80,000 square feet of retail space, and 145,000 square feet of office space in a C-3-R, 160-G Height and Bulk District.
15. 83.404ED - 901 MARKET STREET, southwest corner at 5th Street, Lots 1 and 62 in Assessor's Block 3704; Discretionary Review of Building Permit Application No. 8402694 to rehabilitate and add 5,000 square feet to an existing 220,000 square-foot building, for a total of 80,000 square feet of retail space, and 145,000 square feet of office space in a C-3-R, 160G Height and Bulk District.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.





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Addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 30, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 30 1984

SAN FRANCISCO  
PUBLIC LIBRARY

1:30 P.M.

1. Current Matters

A. Director's Report

2. 83.510EZMT - Consideration of proposed City Planning Code text amendments, in conjunction with downtown zoning map and text amendments of the Downtown Plan, (1) to Section 124(a), to change the basic Floor Area Ratio (FAR) limit in C-M (Heavy Commercial) districts from 9.0 to 1, to 5.0 to 1, and (2) to Section 124(c), to change the FAR limit in C-2 districts nearer to C-3 (Downtown Commercial) than R (Residential) districts from 10.0 to 1, to 4.8 to 1.

2:00 P.M.

- 2A. 84.333C - 101 CALIFORNIA STREET, north side between Davis and Front Streets, Lot 11 in Assessor's Block 263; Request for authorization of Conditional Use to permit a MICROWAVE ANTENNA INSTALLATION higher than 25 feet above the roof in a C-3-0 (Downtown Office) district and 600-I Height and Bulk District.  
NOTE: Proposed to be continued indefinitely.

3:30 P.M.

13. 84.363C - THE FERRY BUILDING COMPLEX, Lots 00A, 00F, 00H, 00W and 1 in Assessor's Block 9900, Lot 13 in Assessor's Block 201; Request for modification of Condition No. 7 under Transportation (Exhibit A, p.3) of City Planning Commission Motion No. 9864 (83.31C) to EXTEND TIME LIMIT for approval of a parking garage structure for The Building Complex.  
NOTE: Proposed for continuation to October 11, 1984.



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cancelled

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF CANCELLATION  
OF THE  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 6, 1984

The Regular Meeting of the City Planning Commission scheduled for  
Thursday, September 6, 1984 has been cancelled.

Lee Woods, Jr.  
Secretary

DOCUMENTS DEPT.

SEP 6 1984

SAN FRANCISCO  
PUBLIC LIBRARY



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 13, 1984  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

SEP 13 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bieman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

2:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2. 84.237R - 350 AMBER DRIVE, south side, (Diamond Heights Elementary School);  
Lot 5 in Assessor's Block 7521; Review for consistency with the  
Master Plan to relocate the Police Academy to this site.

3. 84.76Q - 2935-2937 FILIMORE STREET, east side between Union and Green  
Streets, Lot 5 in Assessor's Block 539; Review for consistency  
with the Master Plan for a 3-UNIT CONDOMINIUM CONVERSION SUB-  
DIVISION, requesting exception from Section 1388 of the Sub-  
division Code which requires that substantial numbers of tenants  
intend to purchase their rental units.  
(Joint hearing with the Department of Public Works)  
(Continued from the Regular Meeting of August 2, 1984)  
NOTE: Proposed for continuation.

4. 84.222EZC - 1960 HAYES STREET, north side between Ashbury and Clayton  
Streets, Lot 3 in Assessor's Block 1195 - Request for  
AUTOMOBILE STORAGE GARAGE in an RH-3 (House, Three-Family)  
district and an initiated C-1 (Neighborhood Shopping), C-2  
(Community Business) or C-M (Heavy Commercial) district.

2:00 P.M.

5. 84.387U - 1841 MARKET STREET, south side between Guerrero and Pearl Streets, Lot 44 in Assessor's Block 3502; Request for authorization of a Special Use for the CONVERSION OF AN AUTO REPAIR GARAGE to accessory parking for four cars at the basement level, retail space at ground floor level and the CONSTRUCTION of second and third-story commercial office space, in a C-2 (Community Business) district within the Upper Market East Special Use District.
6. 84.355U - 2760 OCTAVIA STREET, east side between Union and Green Streets, Lot 16 in Assessor's Block 544; Request for authorization of a Special Use for the SALE OF COFFEE AND TEA FOR OFF-PREMISES CONSUMPTION within a retail bakery store in a C-2 (Community Business) district within the Union Street Special Use District.
7. 84.375U- 3087 - 16TH STREET, south side between Valencia and Hoff Streets, Lot 50 in Assessor's Block 3569; Request for authorization of a Special Use for the EXTENSION OF HOURS OF OPERATION from 2:00 a.m. to 5:00 a.m. of an existing bar and restaurant in a C-M (Heavy Commercial) district within the Valencia Street Special Use District.
8. 84.342U - 498 VALENCIA STREET, northwest corner at 16th Street, Lot 15 in Assessor's Block 3555; Request for authorization of Special Use for the SALE OF LIQUOR FOR OFF-PREMISES CONSUMPTION within a retail specialty store in a C-M (Heavy Commercial) district within the Valencia Street Special Use District.
9. 84.22C - 1070 OAK STREET, northeast corner of Divisadero Street, Lots 6, 10, 10A and 16 in Assessor's Block 1216; Request for authorization of Conditional Use to permit a CAR WASH in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of June 14, 1984)

3:00 P.M.

10. 84.118L - Consideration of the MOSS APARTMENTS, 900-910 GREEN STREET at Taylor Street, Lot 5 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of June 14, 1984)

3:00 P.M. (Cont)

11. 84.117L - Consideration of the CHRISTIANSEN-MOSS HOUSE, 920-930 GREEN STREET, Lot 6 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.  
(Continued from the Regular Meeting of June 14, 1984)
12. 84.281ET - Appeal of the Preliminary Negative Declaration for proposed text amendment to Section 603 of the City Planning Code to EXEMPT HOSPITALS FROM THE SIGN REGULATIONS set forth in Article 6 of the Planning Code.
13. 84.281ET - Consideration of proposed text amendment to Section 603 of the City Planning Code to EXEMPT HOSPITALS FROM THE SIGN REGULATIONS set forth in Article 6 of the Planning Code.
14. 84.331D - 9-11 LAIDLEY STREET (main frontage of 531 - 30th Street) between Laidley and Noe Streets, Lot 17 in Assessor's Block 6651; Consideration of rescission of denial of Building Permit Application No. 8406828 and rehearing of Discretionary Review on revised plan proposing construction of a 4-story, 2-unit dwelling.
15. 84.331D - 9-11 LAIDLEY STREET (main frontage of 531 - 30th Street) between Laidley and Noe Streets, Lot 17 in Assessor's Block 6651; Rehearing of Discretionary Review on revised plans for Building Permit Application No. 8406828 proposing construction of a 4-story, 2-unit dwelling.

4:00 P.M.

16. 84.413ETZ - CHINATOWN INTERIM CONTROLS - Resolution proposing consideration of interim controls for a period not to exceed eighteen months for the Chinatown Commercial Core Area and declaring intention to hold public hearing.

4:30 P.M.

17. Informational Presentation of Solar "fans" related to sunlight access to three public parks in San Francisco.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.





NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 20, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

SEP 19 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

1. 81.687ED - 222 KEARNY STREET - Informational Presentation of final design pursuant to Condition No. 4 under Design as required by Motion No. 9835M.

B. Commissioners' Questions and Matters

2. 84.431ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT ZONING TEXT AND MAP AMENDMENTS TO ESTABLISH A NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT AND REDUCTION OF EXISTING HEIGHT LIMITS TO 80 FEET; and declaring intention to hold a public hearing on said controls on October 11, 1984. A copy of the proposed amendments may be obtained at the Department of City Planning. A preliminary Negative Declaration prepared concerning the above zoning amendments will be published on September 21, 1984. The Department's original proposal for the North of Market area (North of Market Mixed Use District) and other alternative controls proposed by the public will also be considered by the Commission on October 11, 1984.
3. 83.510EMZT - A. DOWNTOWN ZONING DISTRICT, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by the Embarcadero; RESOLUTION OF INTENTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE concerning standards and permit review procedures for downtown development described in the Department of City Planning's proposed Downton Plan as described above, and declaring intention to hold a public hearing on October 18, 1984. This action is to correct Resolution No. 10044 adopted by the Planning Commission on June 28, 1984.

1:00 P.M. (Cont)

3. 83.510EMZT - (Cont)

B. CHINATOWN, area generally bounded by Washington Street, Brenham Place, Clay Street, Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the northern and southern frontage of Sacramento Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Washington Street; RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT RECLASSIFICATION OF EXISTING C-3-G AND C-3-0 (DOWNTOWN GENERAL COMMERCIAL AND OFFICE) DISTRICT TO A NEW C-3-C (CHINATOWN COMMUNITY BUSINESS) DISTRICT having use controls listed for C-2 districts, a floor area ratio of 6.0 to 1 and off-street parking, required only for residential units; and declaring intention to hold public hearing on October 18, 1984.

C. C-M (HEAVY COMMERCIAL) DISTRICTS, C-2 (COMMUNITY BUSINESS) DISTRICTS NEAR DOWNTOWN, AND AUTOMOTIVE SPECIAL USE DISTRICT - RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE CITY PLANNING CODE to reduce the basic floor area ratio in C-M districts to 5.0 to 1, reduce the basic floor area ratio in C-2 districts near Downtown to 4.8 to 1 and to delete the floor area ratio of 10.0 to 1 currently permitted in the Automotive Special Use District; and declaring intention to hold a public hearing on said amendments on October 18, 1984.

4. 83.510EMZT - DOWNTOWN PLAN; Proposed adoption of the proposed Downtown Plan component of the Master Plan.  
(Continued from the Regular Meeting of August 23, 1984)  
NOTE: Proposed for continuation to October 4, 1984.

1:30 P.M.

5. 83.314EYC - 41 FIFTH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705 - Request for reclassification of a portion of the property from a 160-G to 400-I and a portion of the property from a 400-I to a 160-G HEIGHT AND BULK DISTRICT within a C-3-R (Downtown Retail) district.  
NOTE: Proposed for continuation to October 11, 1984.

6. 83.314EYC - 41 FIFTH STREET, southeast corner at Market Street, with frontage also on Jessie and Mission Streets, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705 - Request for authorization of Conditional Use to permit an automobile parking in excess of accessory amounts, exceptions to both the existing and proposed bulk standards and a planned unit development to allow transfer of permitted building floor area from a non-adjacent parcel (across Jessie Street) within a C-3-R district and within 160-G, 320-I and 400-I Height and Bulk Districts.  
NOTE: Proposed for continuation to October 11, 1984.

1:30 P.M. (Cont)

7. 84.328D - 1662-66 LOMBARD STREET, north side between Gough and Octavia Streets, Lot 9 in Assessor's Block 496 - Request for Consideration of Discretionary Review of Building Permit Application No. 8406112 for the conversion of three (3) dwelling units to offices.
8. 84.328D - 1662-66 LOMBARD STREET, north side between Gough and Octavia Streets, Lot 9 in Assessor's Block 496 - Discretionary Review of Building Permit Application No. 8406112 for the conversion of three (3) dwelling units to offices.
9. 84.22C - 1070 OAK STREET, northeast corner of Divisadero Street, Lots 6, 10, 10A and 16 in Assessor's Block 1216; Request for authorization of Conditional Use to permit a CAR WASH in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of June 14, 1984)
- 2:30 P.M.
10. 84.373C - 625 HOLLOWAY, Lot 1 in Assessor's Block 6985; Request for modification of Condition No. 1 under Density of Planning Commission Motion No. 9976 (84.38C) to REDUCE THE SIZE OF A COMMUNITY FACILITY from approximately 3,000 square feet to approximately 1,600 square feet within an approved 40-unit residential development.
11. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Discretionary Review of Building Permit Application No. 84077643 for proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.  
(Continued from the Regular Meeting of August 23, 1984)  
NOTE: Proposed for continuation to October 4, 1984.
12. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP).  
(Continued from the Regular Meeting of August 16, 1984)  
NOTE: Proposed for continuation to October 18, 1984.

2:30 P.M. (Cont)

13. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this sections.  
(Continued from the Regular Meeting of August 16, 1984)  
NOTE: Proposed for continuation to October 18, 1984.
14. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use to modify Motion No. 9615M by deleting Condition 6B requiring that a soft resilient floor covering such as indoor/outdoor carpet, a woven or grass cloth mat on a resilient foam pad, or some other soft covering be installed on the dock of the subject restaurant and modifying Condition 6G requiring all busing stations to be inside the restaurant in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th/Noe Valley Special Use District.  
(Continued from the Regular Meeting of August 30, 1984)
15. 84.394D - 1690 VALENCIA STREET, northwest corner at Mission Street, Lot 1 in Assessor's Block 6596; Request for Consideration of Discretionary Review of Building Permit Application No. 8405878 to install a FAST FOOD ESTABLISHMENT (Burger King) in a C-2 (Community Business) district.
16. 84.394D - 1690 VALENCIA STREET, northwest corner at Mission Street, Lot 1 in Assessor's Block 6596; Discretionary Review of Building Permit Application No. 8405878 to install a FAST FOOD ESTABLISHMENT (Burger King) in a C-2 (Community Business) district.
17. 84.440D - 1417 OCEAN AVENUE, south side between Granada and Miramar Avenues, Lot 63 in Assessor's Block 6941; Request for Consideration of Discretionary Review of Building Permit Application No. 8408354 to install a FAST FOOD ESTABLISHMENT (Pizza Express) in a C-2 (Community Business) district.
18. 84.440D - 1417 OCEAN AVENUE, south side between Granada and Miramar Avenues, Lot 63 in Assessor's Block 6941; Discretionary Review of Building Permit Application No. 8408354 to install a FAST FOOD ESTABLISHMENT (Pizza Express) in a C-2 (Community Business) district.

3:30 P.M.

19. 83.133ED - 505 - 25TH AVENUE at Geary Boulevard, Lot 1 in Assessor's Block 1519; Appeal of the Preliminary Negative Declaration for the construction of 2-story, 130-seat McDonald's Restaurant at the southwest corner of Geary Boulevard/25th Avenue, including partial demolition of auto repair building.  
(Continued from the Regular Meeting of August 9, 1984)
20. 83.133ED - 25TH AND GEARY BOULEVARD, south corner; Request for Consideration of Discretionary Review of Building Permit Application No. 8305859 to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of August 9, 1984)
21. 83.133ED - 25TH AND GEARY BOULEVARD, southwest corner; Discretionary Review of Building Permit Application No. 83-5859 to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of August 9, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 20, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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2:30 P.M.

10. 84.373C - 625 HOLLOWAY AVENUE, Lot 1 in Assessor's Block 6985; Request for authorization of modification of Conditional Use authorization (84.38C) to REDUCE THE SIZE OF A COMMUNITY FACILITY from approximately 3,000 square feet to approximately 1,600 square feet; to PERMIT AN ADDITIONAL 2 UNITS FOR THE ELDERLY; and to PROVIDE 9 UNITS ADAPTABLE FOR PHYSICALLY HANDICAPPED PERSONS, within an approved PLANNED UNIT DEVELOPMENT.





OP  
C55  
#14  
9/27/84  
Cancelled

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF CANCELLATION  
OF THE  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 27, 1984

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PUBLIC LIBRARY

The Regular Meeting of the City Planning Commission scheduled for  
Thursday, September 27, 1984 has been cancelled.

Lee Woods, Jr.  
Secretary



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 4, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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OCT 3 1984

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

1:00 P.M.

I. Current Matters

A. Director's Report

1. Informational Report on existing guidelines and procedures for  
review of FAST FOOD RESTAURANTS by the City Planning Commission  
and the Department of City Planning.

B. Commissioners' Questions and Matters

2. 84.440D - 1417 OCEAN AVENUE, south side between Granada and Miramar Avenues,  
Lot 63 in Assessor's Block 6941; Consideration of Motion approving  
Building Permit Application No. 8408354 to install a FAST FOOD  
ESTABLISHMENT (Pizza Express) in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of September 20, 1984,  
at which meeting the public hearing on this matter was closed)
3. 83.510ETZ - A. DOWNTOWN ZONING DISTRICT, generally bounded on the north by  
Washington Street and a diagonal line between the intersections  
of Washington and Kearny Streets and Van Ness Avenue and Grove  
Street, on the west by Van Ness Avenue, on the south by Folsom  
Street and on the east by The Embarcadero; RESOLUTION OF  
INTENTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE  
ZONING MAP AND TEXT OF THE CITY PLANNING CODE CONCERNING  
standards and permit review procedures for downtown development  
described in the Department of City Planning's Proposed Downtown  
Plan as described above, and declaring intention to hold a  
public hearing on November 1, 1984. This action is to correct  
Resolution No. 10044 adopted by the Planning Commission on  
June 28, 1984.

1:00 P.M. (Cont)

3. 83.510EMZT - (Cont)

B. CHINATOWN, area generally bounded by Washington Street, Brenhan Place, Clay Street, Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the northern and southern frontage of Sacramento Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Washington Street; RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT RECLASSIFICATION OF EXISTING C-3-G and C-3-0 (DOWNTOWN GENERAL COMMERCIAL AND OFFICE) DISTRICT TO A NEW CHINATOWN BUSINESS DISTRICT having use controls listed for Community Business districts, a floor area ratio of 6.0 to 1 and off-street parking, required only for residential units; and declaring intention to hold public hearing on November 1, 1984.

C. C-M (HEAVY COMMERCIAL) DISTRICTS, C-2 (COMMUNITY BUSINESS) DISTRICTS NEAR DOWNTOWN, AND AUTOMOTIVE SPECIAL USE DISTRICT - RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE CITY PLANNING CODE to reduce the basic floor area ratio in C-M districts to 5.0 to 1, reduce the basic floor area ratio in C-2 districts near Downtown to 4.8 to 1, modify the floor area ratio of 10.0 to 1 currently permitted in the Automotive Special Use District and delete floor area premiums currently permitted to be added to the basic floor area limits and declaring intention to hold a public hearing on said amendments on November 1, 1984.

4. 83.510EMZT - DOWNTOWN PLAN; Adoption of the proposed Downtown Plan component of the Master Plan.

NOTE: This hearing, continued from the Regular Meeting of September 20, 1984, will focus primarily on building preservation aspects of the plan. It is intended that interested persons may also comment on the plan at Planning Commission hearings scheduled for October 11 and November 1, 1984.

1:30 P.M.

5. 84.384C - 1200 - 36TH AVENUE, southeast corner at Lincoln Way, Lot 43 in Assessor's Block 1715 - Request for authorization of Conditional Use to permit a CHURCH in an RH-1 (House, One-Family) district.
6. 84.156EZ - 2404 - 19TH AVENUE, east side between Ulloa and Taraval Streets, Lot 28A in Assessor's Block 2407 - Request for reclassification of property from an RH-1 (House, One-Family) district to a C-2 (Community Business) district.
7. 84.301EZ - 400 LONDON STREET, southwest corner at Persia Avenue, Lot 1 in Assessor's Block 6084 - Request for reclassification of property from an RH-2 (House, Two-Family) district to a C-2 (Community Business) district.

2:00 P.M.

8. 83.536C - 1547-51 and 1563 PAGE STREET, south side between Ashbury Street and Masonic Avenue, Lots 24 and 25 in Assessor's Block 1232 - Request for authorization of Conditional Use to permit the EXPANSION OF A SCHOOL in an RM-1 (Mixed Residential, Low Density) district.
9. 84.398C - 755 OCEAN AVENUE, south side between Howth Street and Highway 280, Lot 23 in Assessor's Block 6948 - Request for authorization of Conditional Use to permit an ADDITION TO A PRIVATE SCHOOL in an RH-1 (House, One-Family) district.
10. 84.380C - 2375 POST STREET, south side between Divisadero and Broderick Streets, Lot 14 in Assessor's Block 1079 - Request for Conditional Use to extend non-conforming use termination date for a medical warehouse in an RM-1 (Mixed Residential, Low Density) district.

2:30 P.M.

11. 84.381C - 2200 BLOCK OF SUTTER STREET, south side between Scott and Pierce Streets, Lots 29A, 29B and 38 in Assessor's Block 681 - Request for authorization of Conditional Use to permit modification of conditions of approval to continue in use an existing OFF-STREET PARKING FACILITY in conjunction with Mt. Zion Hospital in an RH-3 (House, Three-Family) district.
12. 84.390C - 1600 SIXTH STREET, northwest corner at 16th Street, a portion of Lot 3 in Assessor's Block 3835 - Request for authorization of Conditional Use to permit an AUTOMOBILE WRECKING OPERATION in an M-2 (Heavy Industrial) district.

2:30 P.M. (Cont)

13. 84.392C - 950 MASON STREET (Fairmont Hotel), east side between California and Sacramento Streets, Lot 1 in Assessor's Block 244 - Request for authorization of Conditional Use to permit a SPA AND FITNESS CENTER (Nob Hill Health Club) in an RM-4 (Mixed Residential, High Density) district and in the Nob Hill Special Use District.

14. 84.45R - GEARY BOULEVARD at Laguna and Scott Streets; Review for consistency with the Master Plan to change the sidewalk width to construct sidewalk bulbs.

3:00 P.M.

15. 84.309I - UNIVERSITY OF SAN FRANCISCO, REVISED INSTITUTIONAL MASTER PLAN to change the preferred sites for a Health and Recreation Center and a Co-Generation Facility, which preferred sites are located in the block bounded by Parker Avenue, McAllister, Turk and Stanyan Streets, excluding the McAllister Street frontage, Lots 1 and 1B in Assessor's Block 1144 in an RH-2 (House, Two-Family) district.

NOTE: Proposed for continuation to a later date.

16. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Appeal of Negative Declaration for construction of an 11-unit residential structure with enclosed parking, requiring the demolition of an existing 3-unit residential structure.  
(Continued from the Regular Meeting of August 9, 1984)

17. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of August 9, 1984)

3:30 P.M.

18. 84.440U - 2015 FILMORE STREET, west side between Pine and California Streets, Lot 4 in Assessor's Block 654 - Request for authorization of a Special Use for the CONVERSION OF A RETAIL BAKERY AND SANDWICH SHOP (Previously authorized under Special Use Case No. 82.43U) TO AN ICE CREAM AND SANDWICH SHOP with a seating capacity of up to 24 in a C-2 (Community Business) district within the Upper Fillmore Special Use District.

19. 84.49ED - FOLSOM STREET, between 14th and 15th Streets, Lots 16, 17, 18, 19, 66 and 83 in Assessor's Block 3549; Discretionary Review of Building Permit Application No. 84077643 for proposed renovation of a portion of an existing one-story concrete light-industrial building for use as a home-improvement retail store, including partial demolition of a concrete building to provide 124 off-street parking spaces, and demolition of a 2-unit residential structure.  
(Continued from the Regular Meeting of August 23, 1984)

4:00 P.M.

20. 84.413ETZ - Appeal of Preliminary Negative Declaration for proposed CHINATOWN CORE INTERIM SPECIAL USE DISTRICT and proposed reclassification of portions of the C-3-G and C-3-0 Downtown Zoning Districts to a new Chinatown Business Zoning District.
21. 84.413ETZ - CHINATOWN CORE INTERIM SPECIAL USE DISTRICT - in the area generally bounded by Broadway, Columbus Avenue, Washington Street to Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the north side of California Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Clay Street and then the eastern and following Assessor's Blocks and where indicated, Lots:
- 159/1-7, 37, 38; 160/1-5, 11-14, 14A, 16, 18; 161; 162/4-13, 15-20; 176/11, 13; 177/1-21; 178/1A, 1B, 1C, 2-13; 179/1, 2, 6-8, 10-18, 10A, 30-37, 39-42; 180/1-6; 191/1-6; 192/1-5, 7-14, 19, 24-27, 34, 39, 41-43; 193; 194; 195; 208/8, 10-13; 209/2-16; 210; 211/1-6, 15, 17, 19-22, 28-30; 212/1-8; 223/1-2, portion of 32; 224/19, 78, portion of 79; 225/1-8, 13-17, 19-25, 28-31; 226; 227/11, 13-18, 20-27, 30-38, 40-45; 241/11-12, 14, 16A, 16-19, 19A, portion of 27; 242; 243/portion of 58; 257/1-3, 5, 9; 258/12-22; 270/11-16; 271/1A, 1-5 and adjacent to their centerlines.
- Amending the San Francisco City Planning Code by adding Section 249C thereto, establishing a Chinatown Core Special Use District which would require that new projects involving financial institutions, displacement of housing or height over forty feet seek conditional use approval from the Planning Commission under Section 303 of the Planning Code. The proposed Chinatown Core Interim Special Use District would be in effect for a period not to exceed 18 months.



5:30 P.M.

22. 84.325ED - 5435 GEARY BOULEVARD, south side, between 18th and 19th Avenues, Lot 31 in Assessor's Block 1526; Consideration of Discretionary Review of Building Permit Application No. 8405879 to install a FAST FOOD ESTABLISHMENT (Burger King) in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of August 9, 1984)
23. 84.325ED - 5435 GEARY BOULEVARD, south side, between 18th and 19th Avenues, Lot 31 in Assessor's Block 1526; Discretionary Review of Building Permit Application No. 8405879 as described above.
24. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use to modify Motion No. 9615M by deleting Condition 6B requiring that a soft resilient floor covering such as indoor/outdoor carpet, a woven or grass cloth mat on a resilient foam pad, or some other soft covering be installed on the dock of the subject restaurant and modifying Condition 6G requiring all busing stations to be inside the restaurant in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th/Noe Valley Special Use District.  
(Continued from the Regular Meeting of August 30, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary, City  
Planning Commission, At 558-4656.

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10/11/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 11, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

OCT 10 1984

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2. 82.264U - 3917 - 24TH STREET, south side between Sanchez and Noe Streets, Lot 38 in Assessor's Block 6508; Request for authorization of Special Use to modify Motion No. 9615M by deleting Condition 6B, requiring that a soft resilient floor covering such as indoor/outdoor carpet, a woven or grass cloth mat on a resilient foam pad, or some other soft covering be installed on the deck of the subject restaurant and modifying Condition 6G, requiring all busing stations to be inside the restaurant in an RC-1 (Residential-Commercial Combined, Low Density) district within the 24th Street/Noe Valley Special Use District.  
(Continued from the Regular Meeting of October 4, 1984)

1:30 P.M.

3. 83.314Ezc - 41 - 5TH STREET, southeast corner at Market Street, with frontage also on Jessie and Mission Streets, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705; Request for authorization of Conditional Use to permit an automobile parking garage in a C-3-R (Downtown Retail) district, parking in excess of accessory amounts, exceptions to both the existing and proposed bulk standards and a PLANNED UNIT DEVELOPMENT to allow transfer of permitted building floor area from a non-adjacent parcel (across Jessie Street) within a C-3-R district and within 160-G, 320-I and 400-I Height and Bulk Districts.

(Continued from the Regular Meeting of September 20, 1984)

NOTE: Proposed for continuation to October 18, 1984.

4. 83.314Ezc - 41 - 5TH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705; Request for reclassification of a portion of the property from a 160-G to a 400-I and a portion of the property from a 400-I to a 160-G Height and Bulk District within a C-3-R (Downtown Retail) district.

(Continued from the Regular Meeting of September 20, 1984)

NOTE: Proposed for continuation to October 18, 1984.

1:30 P.M. (Cont)

5. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, Assessor's Blocks (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions: Prohibition of new tourist hotels; residential development as-of-right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.

(Continued from the Regular Meeting of August 23, 1984)

NOTE: Proposed for continuation to October 25, 1984.

2:30 P.M.

6. 82.39ETZM - RINCON HILL, area generally bounded by the Embarcadero, Bryant Street to Beale Street, the north alignment of the Bay Bridge, Essex Street and Folsom Street; Staff Presentation and public hearing on proposed Master Plan amendments.
7. 84.281ET - Consideration of proposed text amendment to Section 603 of the City Planning Code to EXEMPT HOSPITALS FROM THE SIGN REGULATIONS set forth in Article 6 of the Planning Code. The City Planning Commission will also consider at this time alternate amendments that, instead of exempting hospitals from sign regulations, would allow hospitals to have signs larger in area and greater in height than otherwise permitted.  
(Continued from the Regular Meeting of September 13, 1984)
- 3:30 P.M.
8. 83.133ED - 505 - 25TH AVENUE at Geary Boulevard, Lot 1 in Assessor's Block 1519; Appeal of the Preliminary Negative Declaration for the construction of 2-story, 130-seat McDonald's Restaurant at the southwest corner of Geary Boulevard/25th Avenue, including partial demolition of auto repair building.  
(Continued from the Regular Meeting of September 20, 1984)
9. 83.133ED - 25TH AND GEARY BOULEVARD, southwest corner; Request for consideration of Discretionary Review of Building Permit Application No. 8305859 to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of September 20, 1984)
10. 83.133ED - 25TH AND GEARY BOULEVARD, southwest corner; Discretionary Review of Building Permit Application No. 8305859 to install a FAST FOOD ESTABLISHMENT in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of September 20, 1984)

3:30 P.M. (Cont)

11. 83.420ED - 98 BATTERY STREET, between Pine and Bush Streets, Lot 8 in Assessor's Block 266; Discretionary Review of Building Permit Application No. 8309127 for the proposed construction of a 23-story mixed-use building.

12. 84.363C - THE FERRY BUILDING COMPLEX, Lots OOA, OOF, OOH, OOW and 1 in Assessor's Block 9900, Lot 13 in Assessor's Block 201; Request for modification of Condition No. 7 under Transportation (Exhibit A, p.3) of City Planning Commission Motion No. 9864 (83.31C) to EXTEND TIME LIMIT for approval of a parking garage structure for The Ferry Building Complex.

(Continued from the Regular Meeting of August 30, 1984)

NOTE: Proposed for continuation to January 10, 1985.

5:30 P.M.

13. 83.510EMZT - DOWNTOWN PLAN; Adoption of the proposed Downtown Plan component of the Master Plan.

(Continued from the Regular Meeting of October 4, 1984)

14. 83.510EMZT - A. DOWNTOWN ZONING DISTRICT, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by the Embarcadero; RESOLUTION OF INTENTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE concerning standards and permit review procedures for downtown development described in the Department of City Planning's proposed Downtown Plan as described above, and declaring intention to hold a public hearing on November 1, 1984. This action is to correct Resolution No. 10044 adopted by the City Planning Commission on June 28, 1984.

(Continued from the Regular Meeting of October 4, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 18, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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OCT 17 1984

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

- 2. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING. (OHPP).  
(Continued from the Regular Meeting of September 20, 1984)  
NOTE: Proposed for continuation to November 29, 1984.
- 3. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing to consider amending the City Planning Code by adding Section 313, a proposal initiated by the Board of Supervisors to establish a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this section.  
(Continued from the Regular Meeting of September 20, 1984)  
NOTE: Proposed for continuation to November 29, 1984.
- 4. 84.431ETZ - North of Market Residential Special Use District. Area generally bounded by Post, Mason Market, McAllister and Polk Streets; Whole Assessor's Blocks 302-205; 318-324, 332-339; 334; 693 and 741; Partial Assessor's blocks 306; 317; 331; 340-341; 345-347; 349; 716-717; 739-740; 742. Appeal of Preliminary Negative Declaration for Zoning reclassification (and text amendments) similar to an RC-4 (Residential-Commercial Combined, High Density) district, limiting development to a height of 80 feet, permitting commercial development up to 2:1 FAR with conditional use authorization, and prohibiting new tourist hotels.  
NOTE: Proposed for continuation to October 25, 1984.

1:00 P.M. (Cont)

5. EE81.3 - DOWNTOWN PLAN; Consideration of Certification of the Final Environmental Impact Report for the plan for the C-3 districts (Downtown Commercial) includes policies, objectives and implementing actions for commerce, housing, preserving the past, urban form, and moving about which would lead to City Planning Code Text and Zoning Map amendments for Use Districts, height and bulk districts, (FAR) floor area ratio, (TDR) transfer of development rights, open space, and streetscape and pedestrian amenities. The Plan would involve amendment of the Master Plan.
6. 83.510MZT - DOWNTOWN PLAN; Adoption of the proposed Downtown Plan component of the Master Plan.  
(After receipt of public testimony, the matter will be continued to the Regular Meeting of October 25, 1984)
7. 83.510MZT - A. DOWNTOWN ZONING DISTRICT, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by The Embarcadero; RESOLUTION OF INTENTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE concerning standards and permit review procedures for downtown development described in the Department of City Planning's proposed Downtown Plan as described above, and declaring intention to hold a public hearing on November 1, 1984. This action is to correct Resolution No. 10044 adopted by the City Planning Commission on June 28, 1984.
- 2:00 P.M.
8. 84.414U - 2934 - 24TH STREET, north side between Alabama and Florida Streets, Lot 38 in Assessor's Block 4207; Request for authorization of a Special Use for 2,600 square-foot, one-story EXPANSION OF AN EXISTING GROCERY AND LIQUOR STORE in a C-2 (Community Business) district within the 24th Street (Mission) Special Use District.
9. 84.443U - 1725 HAIGHT STREET, south side between Cole and Shrader Streets, Lot 23 in Assessor's Block 1248; Request for authorization of a Special Use for EXPANSION OF EXISTING BAR AND RESTAURANT INTO A VACANT STOREFRONT (900 SQUARE FEET) in a C-2 (Community Business) district within the Haight Street Special Use District.



2:00 P.M. (Cont)

10. 84.457D - 2437 LOMBARD STREET, south side between Scott and Divisadero Streets, Lot 26 in Assessor's Block 937; Consideration of Discretionary Review of Building Permit Application No. 8408689 for conversion of seven (7) dwelling units to commercial use at the ground floor in a C-2 (Community Business) district.
11. 84.457D - 2437 LOMBARD STREET, south side between Scott and Divisadero Streets, Lot 26 in Assessor's Block 937; Discretionary Review of Building Permit Application No. 8408689 for conversion of seven (7) dwelling units to commercial use at the ground floor in a C-2 (Community Business) district.
12. 84.401D - 2828-30 CALIFORNIA STREET, north side between Broderick and Divisadero Streets, Lot 11 in Assessor's Block 1025; Consideration of Discretionary Review of Building Permit Application No. 8408765 to convert two (2) dwelling units to commercial use in a C-2 (Community Business) district.
13. 84.401D - 2828-30 CALIFORNIA STREET, north side between Broderick and Divisadero Streets, Lot 11 in Assessor's Block 1025; Discretionary Review of Building Permit Application No. 8408765 to convert two (2) dwelling units to commercial use in a C-2 (Community Business) district.
14. 84.481D - 2030 GREEN STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 541. Consideration of Discretionary Review of Building Permit Application No. 8409299 to convert six (6) dwelling units to four (4) dwelling units in an RH-2 (House, Two-Family) district.
15. 84.481D - 2030 GREEN STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 541. Discretionary Review of Building Permit Application No. 8409299 to convert six (6) dwelling units to four (4) dwelling units in an RH-2 (House, Two-Family) district.
16. 84.480D - 2211 VAN NESS AVENUE, west side between Broadway and Vallejo Street, Lot 5 in Assessor's Block 570; Consideration of Discretionary Review of Building Permit Application No. 8408883 for conversion of six (6) dwelling units to commercial use in a C-2 (Community Business) district.
17. 84.480D - 2211 VAN NESS AVENUE, west side between Broadway and Vallejo Street, Lot 5 in Assessor's Block 570; Discretionary Review of Building Permit Application No. 8408883 for conversion of six (6) dwelling units to commercial use in a C-2 (Community Business) district.



October 18, 1984

2:00 P.M. (Cont)

18. 84.323L - 633-665 MARKET STREET, a portion of Lot 52 in Assessor's Block 3707, to include all of Lot 52 in Assessor's Block 3707 on which the Palace Hotel is located; Acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors an amendment of landmark designation 18, for the Garden Court of the Palace Hotel.

19. 84.272L - Consideration of the MISSION TURNER HALLE (Women's Building) at 3543 18th Street, Lot 82 in Assessor's Block 3588; Acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a landmark pursuant to Article 10 of the City Planning Code.

3:00 P.M.

20. 84.402EZ/

84.453EZ - NOB HILL AREA, area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Street, and Mason Street, Complete Assessor's Blocks 222A, 245 (except OS district), 246, 253A, and Lots 13, 13A, 14, 15, 16 in Block 214, Lot 1 in Block 215, Lots 2, 3, 4, 8, 9, 36-42 in Block 220, Lots 23, 27, 30, 32, 43-88 in Block 223, Lots 1, 2, 36, 39-41 in Block 247, Lots 1 and 21A in Block 252, Lot 20 in Block 253, Lots 1, 3A, 3B, 24, 28, 30, 31, 92-95 in Block 254; Appeal of the Preliminary Negative Declaration for Interim and Permanent Zoning Reclassification changing height limit from 160 feet to 65 feet.

5:30 P.M.

21. 83.314E - 41 - 5TH STREET, southeast corner at 5th Street, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705; Certification of the Final Environmental Impact Report for the construction of a 29-story, 390-foot high building with about 880,000 gross square feet of office, 120,000 gross square feet of retail and 200 parking spaces; demolish three buildings totaling approximately 254,000 gross square feet, including one with a "B" architectural rating, requiring authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT.
22. 83.314EZC - 41 - 5TH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705; Request for reclassification of a portion of the property from a 160-G to a 400-I and a portion of the property from a 400-I to a 160-G Height and Bulk District within a C-3-R (Downtown Retail) district.  
(Continued from the Regular Meeting of October 11, 1984)
23. 83.314EZC - 41 - 5TH STREET, southeast corner at Market Street, with frontage also on Jessie and Mission Streets, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705; Request for authorization of Conditional Use to permit an automobile parking garage in a C-3-R (Downtown Retail) district, parking in excess of accessory amounts, exceptions to both the existing and proposed bulk standards and a PLANNED UNIT DEVELOPMENT to allow transfer of permitted building floor area from a non-adjacent parcel (across Jessie Street) within a C-3-R district and within 160-G 320-I and 400-I Height and Bulk Districts.  
(Continued from the Regular Meeting of October 11, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters,  
Please Call Lee Woods, Administrative Secretary,  
City Planning Commission, At 558-4656.



ST  
C55  
#14  
10/25/84

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
- SAN FRANCISCO  
== CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== OCTOBER 25, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.  
OCT 24 1984  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

- I. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters

1:15 P.M.

2. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Streets, Assessor's Blocks (whole blocks): 302, 202, 203, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 317, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions; prohibition of new tourist hotels; residential development as-of-right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.  
(Continued from the Regular Meeting of October 11, 1984)  
NOTE: Proposed for continuation to November 15, 1984.

3. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT; area generally bounded by Post, Mason, Market, McAllister and Polk Streets; Whole Assessor's Blocks 302-205; 318-324, 332-229; 334; 693 and 741; Partial Assessor's Blocks 306; 317; 331; 340-341; 345-347; 349; 716-717; 739-740; 742. Appeal of Preliminary Negative Declaration for Zoning Reclassification (and text amendments) similar to an RC-4 (Residential-Commercial Combined, High Density) district; limiting development to a height of 80 feet, permitting commercial development up to 2:1 FAR with Conditional Use authorization, and prohibiting new tourist hotels.  
(Continued from the Regular Meeting of October 18, 1984)  
NOTE: Proposed for continuation to November 15, 1984.

1:15 P.M. (Cont)

4. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, in the general area consisting of RC-4 (Residential-Commercial Combined, High Density, C-2 (Community Business), C-3-G (Downtown General Commercial) and C-3-R (Downtown Retail) districts in an area generally described as from the south-east corner of the intersection at Polk and Post Streets, easterly to the intersection of Post and Taylor Streets, then southerly to the intersection of Taylor and Ellis Streets; then easterly to the intersection of Ellis and Mason Streets, then southerly to the intersection of Mason and Turk Streets, then westerly to the intersection of Turk and Taylor Streets, then southerly to the intersection of Taylor Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Jones Street, then southerly to the intersection of Jones and McAllister Streets, then westerly to the intersection of McAllister and Leavenworth Streets, then northerly to the intersection of Leavenworth Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Hyde Street, then southerly to the intersection of Hyde and McAllister Streets, then westerly to the intersection of McAllister and Larkin Streets, then northerly to the intersection of Larkin and Turk Streets, then westerly to the intersection of Turk and Polk Streets, then northerly to the intersection of Polk and Post Streets, which area encompasses the whole Assessor's Blocks of 302, 303, 403, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 344, 693 and 741, and the lots of the partial blocks indicated: 306/12, 15, 17; 317/407, 9, 10A, 11, 12-15, 17-18, 20, 24, 27; 330/1, 1A, 7-16; 341/1, 7-18; 341/8; 343/1, 8, 13-14, 16-17, 17A, 18; 345/1-2, 8-10, 12, 12A, 12B, 12c, 13, 15-16; 346/1, 6-7, 10-11, 13, 15; 347/6, 6A, 7, 9; 349/1-2, 4, 8-10, 10A, 11-14; 716/1, 1A, 2-4, 8-11; 717/1-2, 2A, 2B, 3-6, 8, 16-17; 739/3; 740/1, 3-4, 19-25; 742/1, 3, 11-13, (The draft code language and a map depicting this area is available at the Department of City Planning, 450 McAllister Street, 5th Floor)

It is proposed to initiate interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 249A thereby reclassifying the above portions of C-2, C-3-G and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80 feet, permit ground-floor commercial space as-of-right with Conditional Use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed Special Use District adjacent to the core.

(Continued from the Regular Meeting of August 23, 1984)

NOTE: Proposed for continuation to November 15, 1984.

1:15 P.M. (Cont)

5. 83.510EMZT - DOWNTOWN PLAN; Adoption of the proposed Downtown Plan component of the Master Plan.

NOTE: This hearing continued from the Regular Meeting of October 18, 1984, will focus primarily on transportation urban form and open space aspects of the plan. It is intended that interested persons may also comment on the plan at the Planning Commission hearings scheduled for November 1, 1984.

6. 84.510ET - RESOLUTION OF INTENTION to initiate amendment to Article 6 of the City Planning Code (Sign Ordinance), amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by amending Section 602.18 thereof to delete from the definition of sign the provision defining back-to-back general advertising signs as being two signs.
7. 82.281ET - Certification of final language of draft resolution approved by the Commission on October 11, 1984 to amend the City Planning Code to create a special sign district to allow hospitals in R districts which are adjacent to or across the street for a distance of 400 feet of street frontage from C or M districts to seek sign approval under Section 607 as Conditional Uses.  
(The public hearing on this item was closed on October 11, 1984 and no testimony will be taken)

2:30 P.M.

8. 84.496D - 2186-2190 UNION STREET, north side between Fillmore and Webster Streets, Lot 19 in Assessor's Block 533; Consideration of Discretionary Review of Building Permit Application No. 8410343 to remodel a former retail specialty grocery store for use as a convenience and quick stop establishment (Southland Corp., 7-11) in a C-2 (Community Business) district within the Union Street Special Use District.
9. 84.496D - 2186-2190 UNION STREET, north side between Fillmore and Webster Streets, Lot 19 in Assessor's Block 533; Discretionary Review of Building Permit Application No. 8410232 to remodel a former retail specialty grocery store for use as a convenience and quick-stop establishment (Southland Corp., 7-11) in a C-2 (Community Business) district within the Union Street Special Use District.



2:30 P.M. (Cont)

10. CJ80.32 - 370 WALLER STREET, north side between Fillmore and Webster Streets, Lot 32 in Assessor's Block 859 - Continuation of hearing for Conditional Use to REMOVE THE TERMINATION DATE for a Non-Conforming AUTO BODY REPAIR SHOP (which use has subsequently been changed to a storage garage) in a RH-3 (House, Three-Family) district.

3:30 P.M.

11. GREATER HAIGHT ASHBURY CUMULATIVE ASSESSMENT REPORT: Public hearing to receive public testimony on cumulative environmental effects of projects, proposed in the Greater Haight Ashbury area.

4:30 P.M.

12. 82.445ED - 41-65 STOCKTON STREET, 107-111 O'FARRELL STREET, southwest corner of the intersection of Stockton and O'Farrell Streets, Lots 1, 2, 3 and 20 in Assessor's Block 327; Certification of the Final Environmental Impact Report for the construction of an 8-story, 125-foot building containing approximately 70,000 of gross square feet of retail restaurant space, 43,300 square feet of office space and three dwelling units; after demolition of four, three- to four-story buildings containing approximately 27,400 gross square feet of retail space and 17,550 gross square feet of offices.

13. 82.445ED - 41-65 STOCKTON STREET, 107-111 O'FARRELL STREET, southwest corner at O'Farrell Street, Lots 1, 2, 3 and 20 in Assessor's Block 327; Discretionary Review of Building Permit Application No. 8209978 to construct an eight-story building containing approximately 62,400 gross square feet of retail restaurant space and approximately 48,600 gross square feet of office space in a C-3-R, 320-I height and bulk district.

5:30 P.M.

14. 84.402EZ/

84.453EZ - NOB HILL AREA, area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Streets, and Mason Street, Complete Assessor's Blocks 222A, 245 (except OS district), 246, 253A, and Lots 13, 13A, 14, 15, 16 in Block 214, Lot 1 in Block 215, Lots 2, 3, 4, 8, 9, 36-42 in Block 220, Lots 23, 27, 30, 32, 43-88 in Block 223, Lots 1, 2, 36, 39-41 in Block 247, Lots 1 and 21A in Block 252, Lot 20 in Block 253, Lots 1, 3A, 3B, 24, 28, 30, 31, 92-95 in Block 254; Appeal of the Preliminary Negative Declaration for Interim and Permanent Zoning Reclassification changing height limit from 160 feet to 65 feet.  
(Continued from the Regular Meeting of October 18, 1984)

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

Adjournment.

55  
#14  
11-1-84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 1, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.  
NOV 1 1984  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

- 2. 84.452E - 2040 BROADWAY, north side near Buchanan Street, Lot 14 in Assessor's Block 566; Appeal of Preliminary Negative Declaration for 11-unit condominium structure. The appeal of this Preliminary Negative Declaration was not perfected within the required time period. Consequently, this item will not be heard.
- 3. 83.314E - 41 - 5TH STREET, southeast corner at 5th Street, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705; Certification of the Final Environmental Impact Report for the construction of a 29-story, 390-foot high building with about 880,000 gross square feet of office, 120,000 gross square feet of retail and 20 parking spaces; demolish three buildings totaling approximately 254,000 gross square feet, including one with a "B" architectural rating, requiring authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT.  
(Continued from the Regular Meeting of October 18, 1984)
- 4. 83.314Ezc - 41 - 5TH STREET, southeast corner at Market Street, Lot 42 in Assessor's Block 3705; Request for reclassification of a portion of the property from a 160-G to a 400-I and a portion of the property from a 400-I to a 160-G Height and Bulk District within a C-3-R (Downtown Retail) district.  
(Continued from the Regular Meeting of October 18, 1984)
- 5. 83.314Ezc - 41 - 5TH STREET, southeast corner at Market Street, with frontage also on Jessie and Mission Streets, Lots 14, 15, 17, 18, 38 and 42 in Assessor's Block 3705; Request for authorization of Conditional Use to permit an automobile parking garage in a C-3-R (Downtown Retail) district, parking in excess of accessory amounts, exceptions to both the existing and proposed bulk standards and a PLANNED UNIT DEVELOPMENT to allow transfer of permitted building floor area from a non-adjacent parcel (across Jessie Street) within a C-3-R district and within 160-G 320-I and 400-I Height and Bulk Districts.  
(Continued from the Regular Meeting of October 18, 1984)



2:00 P.M.

6. 84.22C - 1070 OAK STREET, northeast corner at Divisadero Street, Lots 6, 10, 10A and 16 in Assessor's Block 1216; Consideration of final language approving City Planning Commission Resolution No. 10107 for the INSTALLATION OF A CARWASH in a C-2 (Community Business) district.

NOTE: The public hearing is closed.

7. 84.108EZ - 2 MONTEREY BOULEVARD, north side between Joost and Diamond Streets, Lot 11 in Assessor's Block 6756; Request to reclassify property from a P (Public Use) to an RC-2 (Residential-Commercial Combined Moderate Density) district.
8. 84.396EZ - 101 PIERCE STREET, northwest corner at Waller Street, Lot 8 in Assessor's Block 862; Request to reclassify property from an RH-3 (House, Three-Family) to an RC-1 (Residential-Commercial Combined Low Density) district.
9. 84.457D - 2427 LOMBARD STREET, south side between Scott and Divisadero Streets, Lot 26 in Assessor's Block 937; Consideration of Discretionary Review of Building Permit Application No. 8408689 for conversion of seven (7) dwelling units to commercial use at the ground floor in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of October 18, 1984)
10. 84.457D - 2457 LOMBARD STREET, south side between Scott and Divisadero Streets, Lot 26 in Assessor's Block 937; Discretionary Review of Building Permit Application No. 8408689 for conversion of seven (7) dwelling units to commercial use at the ground floor in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of October 18, 1984)
11. 84.480D - 2211 VAN NESS AVENUE, west side between Broadway and Vallejo Street, Lot 5 in Assessor's Block 570; Consideration of Discretionary Review of Building Permit Application No. 8408883 for conversion of six (6) dwelling units to commercial use in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of October 18, 1984)
12. 84.480D - 2211 VAN NESS AVENUE, west side between Broadway and Vallejo Streets, Lot 5 in Assessor's Block 570; Discretionary Review of Building Permit Application No. 8408883 for conversion of six (6) dwelling units to commercial use in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of October 18, 1984)

2:00 P.M. (Cont)

13. 84.516D - 3528 BALBOA STREET, north side between 36th and 37th Avenues, Lot 17 in Assessor's Block 1579; Consideration of Discretionary Review of Building Permit Application No. 8409784 to install a fast food establishment (Pizza Parlor) with a seating capacity of up to 20 persons in a C-2 (Community Business) district.
14. 84.516D - 3528 BALBOA STREET, north side between 36th and 37th Avenues, Lot 17 in Assessor's Block 1579; Discretionary Review of Building Permit Application No. 8409784 to install a FAST FOOD ESTABLISHMENT (Pizza Parlor) with a seating capacity of up to 20 persons in a C-2 (Community Business) district.
15. 84.511D - 2151-53 LOMBARD STREET, south side between Fillmore and Steiner Streets, Lot 29A in Assessor's Block 510; Consideration of Discretionary Review of Building Permit Application No. 8409913 to install a FAST FOOD ESTABLISHMENT (Pizza Parlor) with no seating, primarily operating as a delivery service in a C-2 (Community Business) district.
16. 84.511D - 2151-53 LOMBARD STREET, south side between Fillmore and Steiner Streets, Lot 29A in Assessor's Block 510; Discretionary Review of Building Permit Application No. 8409913 to install a FAST FOOD ESTABLISHMENT (Pizza Parlor) with no seating, primarily operating as a delivery service in a C-2 (Community Business) district.

3:00 P.M.

17. 84.498D - 2804 OCTAVIA STREET, east side between Union and Filbert Streets, Lot 14 in Assessor's Block 529; Consideration of Discretionary Review of Building Permit Application No. 8408847 to convert a two-story building containing 610 square feet of storage space above two parking spaces into 610 square feet of ground floor retail space and 610 square feet of upper-story office space, with both parking spaces relocated in adjacent building in a C-2 (Community Business) district with the Union Street Special Use District.
18. 84.498D - 2804 OCTAVIA STREET, east side between Union and Filbert Streets, Lot 14 in Assessor's Block 529; Discretionary Review of Building Permit Application No. 8408847 to convert a two-story building containing 610 square feet of storage space above two parking spaces into 610 square feet of ground floor retail space and 610 square feet of upper-story office space, with both parking spaces relocated in adjacent building in a C-2 (Community Business) district with the Union Street Special Use District.

3:00 P.M. (Cont)

19. 84.490D - 2337 IRVING STREET, south side between 24th and 25th Avenues, Lot 57 in Assessor's Block 1779; Consideration of Discretionary Review of Building Permit Application No. 8408391 proposing construction of a two-story commercial building without any off-street parking spaces.
20. 84.490D - 2337 IRVING STREET, south side between 24th and 25th Avenues, Lot 57 in Assessor's Block 1779; Discretionary Review of Building Permit Application No. 8408391 proposing construction of a two-story commercial building without any off-street parking spaces.
21. 84.468D - 149 PARKER AVENUE, west side between Geary Boulevard and Euclid Avenue, Lot 13 in Assessor's Block 1064; Consideration of Discretionary Review of Building Permit Application No. 8405531 proposing construction of a three-story, two-unit dwelling.
22. 84.468D - 149 PARKER AVENUE, west side between Geary Boulevard and Euclid Avenue, Lot 13 in Assessor's Block 1064; Discretionary Review of Building Permit Application No. 8405531 proposing construction of a three-story, two-unit dwelling.
- 4:00 P.M.
23. 84.363C - THE FERRY BUILDING COMPLEX, Lot 00A, 00F, ppH, ppW and 1 in Assessor's Block 9900, Lot 13 in Assessor's Block 201; Request for modification of Condition No. 7 under Transportation (Exhibit A. p.3) of City Planning Commission Motion No. 9864 (83.31C) to EXTEND TIME LIMIT for approval of a parking garage structure for the Ferry Building Complex.  
(Continued from the Regular Meeting of October 11, 1984)
24. 84.397C - 345 CALIFORNIA STREET, the mid-block portion of the block bounded by California, Sansome, Pine and Battery Streets, Lots 2, 6, 13 and 14 in Assessor's Block 261; Request for modification of Conditional Use previously authorized under Resolution No. 9418 (June 10, 1982) to permit additional floor area for the project to be used for a 160-room hotel rather than for 55 luxury residential condominium units.

5:00 P.M.

25. 84.402EZ/

- 84.453EZ - NOB HILL AREA; Area generally bounded by a line between Pine and California Streets, a line between Leavenworth and Jones Streets, Washington Street, a line between Jones and Taylor Streets, Sacramento Street, a line between Clay and Sacramento Streets, a line between Powell and Mason Streets, Sacramento Streets, and Mason Street, Complete Assessor's Blocks 222A, 245 (except OS district), 246, 253A, and Lots 13, 13A, 14, 15, 16 in Block 214, Lot 1 in Block 215, Lots 2, 3, 4, 8, 9, 36-42 in Block 220, Lots 23, 27, 30, 32, 43-88 in Block 223, Lots 1, 2, 36, 39-41 in Block 247, Lots 1 and 21A in Block 252, Lot 20 in Block 253, Lots 1, 3A, 3B, 24, 28, 30, 31, 92-95 in Block 254; Appeal of the Preliminary Negative Declaration for Interim and Permanent Zoning Reclassification changing height limit from 160 feet to 65 feet.  
(Continued from the Regular Meeting of October 25, 1984)  
NOTE: The public hearing is closed.

26. 84.412EZ - NOB HILL; Area generally bounded by Jones between Washington and 137 feet south of California; California between Jones and Mason (except Huntington Park); north side of Sacramento between Taylor and 275 feet east of Mason; all of Assessor's Blocks 222A, 245 (except Huntington Square Park), 246, 253A and portions of Assessor's Blocks 214/13, 13A, 14, 15, 16; 215/1; 220/2, 3, 4, 8, 9, 36-42; 221/23, 27, 30, 32, 42-88; 222/9, 10, 11, 15, 16, 33, 34, 45-47; 223/8, 247/1, 2, 36, 39-41; 252/1, 21A; 253/20, 254/1, 3A, 3B, 24, 28, 30, 31, 92-95.

Request for interim controls pursuant to Section 306.7 of the City Planning Code REDUCING THE HEIGHT AND BULK DISTRICT from 160 feet A to 65 feetA.

27. 84.493D - 2927-29 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 4A in Assessor's Block 942; Consideration of Discretionary Review of Building Permit Application No. 8405696 for proposed construction of a third-floor addition to the two-family dwelling, consisting of a Master Bedroom Suite, Guest Room, Bath, Living Room and Deck.
28. 84.493D - 2927-29 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 4A in Assessor's Block 942; Discretionary Review of Building Permit Application No. 8405696 for proposed construction of a third-floor addition to the two-family dwelling, consisting of a Master Bedroom Suite, Guest Room Bath, Living Room and Deck.

November 1, 1984

5:00 P.M. (Cont)

29. 84.519D - 3741 BRODERICK STREET, west side between Marina Boulevard and Jefferson Street, Lot 3 in Assessor's Block 910; Consideration of Discretionary Review of Building Permit Application No. 8408788 to propose construction of a two-story addition consisting of a Playroom, Kitchen and Deck.

30. 84.519D - 3741 BRODERICK STREET, west side between Marina Boulevard and Jefferson Street, Lot 3 in Assessor's Block 910; Discretionary Review of Building Permit Application No. 8408788 to propose construction of a two-story addition consisting of a Playroom, Kitchen and Deck.

31. 83.510EMZT - DOWNTOWN PLAN; Adoption of the proposed Downtown Plan component of the Master Plan.

NOTE: This hearing continued from the Regular Meeting of October 18, 1984, will focus primarily on space for Commerce and Housing, preservation of the past, and seismic safety aspects of the plan. It is intended that interested persons may also comment on the plan at the Planning Commission hearings scheduled for November 8, 1984.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 1, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City Planning Commission.

2:00 P.M.

10. 84.457D - 2439 LOMBARD STREET, south side between Scott and Divisadero Streets, Lot 26 in Assessor's Block 937; Discretionary Review of Building Permit Application No. 8408689 for conversion of seven (7) dwelling units to commercial use at the ground floor in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of October 18, 1984)  
NOTE: Proposed for continuation to December 6, 1984.



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ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 1, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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NOV 7 1984

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1:00 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a Resolution authorizing the Director of Planning to amend the contract with Shute, Mihaly & Weinberger for continued services regarding the Downtown Plan Environmental Impact Report and plan proposals for an amount not to exceed \$28,500.





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# 14  
1/8/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 8, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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NOV 7 1984

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

1:30 P.M.

2. 83.510EMZT - DOWNTOWN PLAN; CONSIDERATION OF ADOPTION OF THE PROPOSED  
DOWNTOWN PLAN AS AN ELEMENT OF THE MASTER PLAN.  
(Continued from the Regular Meeting of November 1, 1984)

The proposed Downtown Plan contains objectives and policies to guide the future development of San Francisco's downtown area. If adopted, the new objectives and policies would require modification of existing sections of the Master Plan including, but not necessarily limited to, repealing the Downtown Transportation Plan Section of the Transportation Element, repealing Downtown Office and Downtown Retail sections of the Commerce and Industry Element, and deleting the proposed C-3 districts from the Bulk Guidelines and Height Guidelines Map in the Urban Design Plan. These modifications of existing sections of the Master Plan are tentatively scheduled for hearing on November 29, 1984.

1:30 P.M. (Cont)

3. 83.510EMZT - DOWNTOWN ZONING DISTRICT, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by The Embarcadero; PROPOSED AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE regulating development in the Downtown Zoning (C-3) districts. These amendments have as their purpose implementation of objectives and policies contained in the Downtown Plan described above.

The Planning Commission will consider at this hearing the adoption of interim zoning controls that would go into effect immediately upon adoption pursuant to Section 306.7 of the City Planning Code, and approval of permanent controls to be recommended for adoption by the Board of Supervisors at a later date.

4. Consideration of a Resolution recommending adoption by the Board of Supervisors of an ordinance requiring that the Department of City Planning submit an annual status report to the City Planning Commission, Mayor and Board of Supervisors on the extent of downtown growth, its consequences, and the effectiveness of Downtown Plan Policies, Zoning Regulations and programs for transit development and office/housing productions.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 15, 1984  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

NOV 15 1984

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

- I. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters
- 2 - C-M (HEAVY COMMERCIAL) DISTRICTS, C-2 (COMMUNITY BUSINESS) DISTRICTS NEAR DOWNTOWN, AND AUTOMOTIVE SPECIAL USE DISTRICT; RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT AMENDMENTS TO THE CITY PLANNING CODE to reduce the basic floor area ratio in C-M districts to 5.0 to 1, reduce the basic floor area ratio in C-2 districts near Downtown to 4.8 to 1 and to delete the floor area ratio of 10.0 to 1 currently permitted in the Automotive Special Use District.

CHINATOWN, area generally bounded by Washington Street, Brenham Place, Clay Street, Kearny Street, Merchant Street to Sacramento Street along a line 280 feet east of Kearny Street, Sacramento Street to a point between Kearny Street and Grant Avenue, the eastern and western frontages of Grant Avenue to Bush Street, the northern and southern frontage of Sacramento Street to Stockton Street, the eastern and western frontages of Stockton Street north of the Stockton Tunnel to Washington Street; RESOLUTION OF INTENTION - RESOLUTION TO INITIATE INTERIM AND PERMANENT RECLASSIFICATION OF EXISTING C-3-G AND C-3-0 (DOWNTOWN GENERAL COMMERCIAL AND OFFICE) DISTRICT having use controls listed for C-2 districts, a floor area ratio of 6.0 to 1 and off-street parking, required only for residential units. (Continued from the Regular Meeting of October 4, 1984)

NOTE: Proposed for continuation to December 6, 1984.

12:00 NOON (Cont)

3. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Street, Assessor's Block (whole blocks): 302, 202, 203, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 318, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions; prohibition of new tourist hotels; residential development as-of-right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.

(Continued from the Regular Meeting of October 25, 1984)

NOTE: Proposed for continuation to December 6, 1984.

4. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT; area generally bounded by Post, Mason, Market, McAllister and Polk Streets; Whole Assessor's Block 302-305; 318-324, 332-339; 334; 693 and 741; Partial Assessor's Blocks 306; 317; 331; 340-341; 345-347; 349; 617-717; 739-740; 742. Appeal of Preliminary Negative Declaration for interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 249A thereby reclassifying portions of C-2, C-3-G and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80 feet, permit ground-floor commercial space as-of-right with conditional use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed special use district adjacent to the core.

(Continued from the Regular Meeting of October 18, 1984)

NOTE: Proposed for continuation to December 6, 1984.

5. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT - In the general area consisting of RC-4 (Residential-Commercial Combined, High Density), C-2 (Community Business), C-3-G (Downtown General Commercial) and C-3-R (Downtown Retail) districts; Consideration of interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 249A thereby reclassifying portions of C-2, C-3-G and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT as described above. (The draft code language and a map depicting this area is available at the Department of City Planning, 450 McAllister Street, 5th Floor)

(Continued from the Regular Meeting of October 25, 1984)

NOTE: Proposed for continuation to December 6, 1984.

12:00 NOON (Cont)

- <sup>6</sup> 84.149EC - 1150 SACRAMENTO STREET, northeast corner at Sproule Lane; Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222; Hearing on the Draft Environmental Impact Report for the construction of a 69-unit, 17-story condominium apartment building and a 4-story, 2-unit townhouse, with 107 parking spaces provided; after demolition of existing townhouse on Lot 10.  
NOTE: Proposed for continuation to December 6, 1984.
7. 84.397C - 345 CALIFORNIA STREET, the mid block portions of the blocks bounded by California, Sansome, Pine and Battery Streets; Lots 2, 6, 13, 14 in Assessor's Block 261 - Request for modification of Conditional Use previously authorized under Resolution No. 9418 (June 10, 1983) to permit additional floor area for the project to be used for a 160-room hotel rather than for 55 luxury residential condominium units.  
(Continued from the Regular Meeting of November 1, 1984)  
NOTE: Proposed for continuation to a later date
8. 84.480D - 2211 VAN NESS AVENUE, west side between Broadway and Vallejo Street, Lot 5 in Assessor's Block 570; Discretionary Review of Building Permit Application No. 8408883 for conversion of six (6) dwelling units to commercial use in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of October 18, 1984)
9. 84.286C - 312-16 BARTLETT STREET, west side between 24th and 25th Streets, Lots 3 and 4 in Assessor's Block 6515 - Request for authorization of Conditional Use to provide OFF-STREET PARKING FOR A CHURCH in an RM-1 (Mixed Residential, Low Density) district.
10. 84.456C - 1823 TURK STREET, south side between Divisadero and Broderick Streets, Lot 20 in Assessor's Block 1153 - Request for authorization of Conditional Use to provide OFF-STREET PARKING FOR A CHURCH in an RM-1 (Mixed Residential, Low Density) district.
11. 84.461C - 829-31 - 25TH AVENUE, west side between Cabrillo and Fulton Streets, Lot 4 in Assessor's Block 1668 - Request for Authorization of Conditional Use to ENLARGE A CHURCH in an RM-1 (Mixed Residential, Low Density) district.
12. 84.437L - CADILLAC HOTEL, 366-394 EDDY STREET and NEWMAN'S GYM, 312 LEAVENWORTH STREET, Lot 12 in Assessor's Block 333 - Acting on the Board of Supervisors initiated landmark designation and report of the Landmarks Preservation Advisory Board to recommend to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

12:00 NOON (Cont)

13. 84.117L - Consideration of the CHRISTIANSEN-MOSS HOUSE, 920-30 GREEN STREET, Lot 6 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of September 13, 1984)

14. 84.118L - Consideration of the MOSS APARTMENTS, 900-910 GREEN STREET at Taylor Street, Lot 5 in Assessor's Block 120, acting on the recommendation of the Landmarks Preservation Advisory Board to consider proposing to the Board of Supervisors the above building and site as a LANDMARK pursuant to Article 10 of the City Planning Code.

(Continued from the Regular Meeting of September 13, 1984)

1:00 P.M.

15. 84.510ET - AMENDMENT TO SIGN ORDINANCE, Article 6 of the City Planning Code, (Part II, Chapter II of the San Francisco Municipal Code) by amending Section 602.18 thereof to delete from the definition of sign the provision defining back-to-back general advertising signs as being two signs. This amendment has been requested by the Chair of the Planning, Housing and Development Committee of the Board of Supervisors to improve legislation presently pending before the committee which would limit general advertising signs in C-2 districts to one sign per lot along other provisions.

2:00 P.M.

16. 83.412E - 1055 STOCKTON STREET, southwest corner at Jackson Street; Lots 1, 2, 34 and 35 in Assessor's Block 192 - Hearing on the Draft Environmental Impact Report for the construction of a 9-story mixed use building containing 82,900 square feet of retail space and 60 dwelling units, an 11-story, 70-unit elderly housing building, and 110 parking spaces; after demolition of two existing buildings containing 70 dwelling units and 15,000 feet of retail space.

17. 84.498D - 2804 OCTAVIA STREET, east side between Union and Filbert Streets, Lot 14 in Assessor's Block 529 - Consideration of final language of Motion authorizing the CONVERSION of a 610 square-foot second-story storage space to office use in a C-2 (Community Business) district within the Union Street Special Use District as approved by the City Planning Commission on November 1, 1984 (Building Permit Application No. 8408847)



2:00 P.M. (Cont)

18. 84.519D - 3741 BRODERICK STREET, west side between Marina Boulevard and Jefferson Street, Lot 3 in Assessor's Block 910; Discretionary Review of Building Permit Application No. 8408788 to propose construction of a two-story addition consisting of a Playroom, Kitchen and Deck.
19. 84.493D - 2927-29 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 4A in Assessor's Block 942; Discretionary Review of Building Permit Application No. 8405696 for proposed construction of a third-floor addition to the two-family dwelling, consisting of a Master Bedroom Suite, Guest Room Bath, Living Room and Deck.

3:00 P.M.

20. 84.431ETZ - NORTH OF MARKET SPECIAL USE DISTRICT as described under Calendar Item No. 5.
- NOTE: Proposed for continuation to December 6, 1984.

DINNER BREAK

THE FOLLOWING ITEM IS A SPECIAL JOINT MEETING WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION IN THE AUDITORIUM, MARINA JUNIOR HIGH SCHOOL, 3500 FILLMORE STREET.

7:30 P.M.

21. 84.385E - Joint Public Hearing with the California Department of Transportation (CALTRANS) on the draft Environmental Impact Report for the I-280 Transfer Concept Program of substitute projects for The Embarcadero Corridor along San Francisco's Northeastern Waterfront. The draft Environmental Impact Report/Local Systems Study evaluates six main alternatives and two sub-alternatives consisting of both highway and transit project elements.

## Adjournment.

NOTE: For Information Related To the Above Matter, Please Call  
Lee Woods, Administrative Secretary, City Planning  
Commission At 558-4656.







City and County of San Francisco  
Department of City Planning

450 McAllister Street  
San Francisco, CA 94102  
(415) 556 - 4656

DEAN L. MACRIS  
DIRECTOR OF PLANNING

November 9, 1984

Dear Interested Citizen:

The City Planning Commission has adopted the following schedule for implementing the Downtown Plan:

1. On Tuesday, November 13th, the Department will publish recommended revisions to the Downtown Plan and Implementing Ordinance. Copies will be available at the Department's office, 450 McAllister Street, Room 405.
2. On Tuesday, November 20th, at 12:00 Noon, The City Planning Commission will hold a Special Meeting to hear further public testimony regarding Downtown Plan actions.
3. On Thursday, November 29th, at its regularly scheduled meeting, the City Planning Commission will take action to adopt the Downtown Plan as part of the City's Master Plan, to take certain other action to ensure Master Plan consistency, and to consider adoption of both interim and permanent City Planning Code regulations related to Downtown.

Should you have any questions regarding this schedule, please contact Amit Ghosh of our staff, at 558-2266.

Sincerely,

*Dean Macris*

Dean L. Macris  
Director of Planning



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 15, 1984  
ROOM 282, CITY HALL  
12:00 NOON

12:00 NOON

1. Current Matters

A. Director's Report

1. Consideration of an Amendment to the Administrative Code to establish charges for Department publications and photocopying.

DOCUMENTS DEPT.

NOV 20 1984

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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY  
NOVEMBER 20, 1984  
BOARD OF SUPERVISORS' CHAMBERS, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

NOV 19 1984

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

1. Current Matters
  - A. Director's Report
  - B. Commissioners' Questions and Matters
2. 83.510EMZT - DOWNTOWN PLAN; CONSIDERATION OF ADOPTION OF THE PROPOSED  
DOWNTOWN PLAN AS AN ELEMENT OF THE MASTER PLAN.

The proposed Downtown Plan contains objectives and policies to guide the future development of San Francisco's downtown area. If adopted, the new objectives and policies would require modification of existing sections of the Master Plan including, but not necessarily limited to, repealing the Downtown Transportation Plan section of the Transportation Element, repealing Downtown Office and Downtown Retail sections of the Commerce and Industry Element, and deleting the proposed C-3 districts from the Bulk Guidelines and Height Guidelines Map in the Urban Design Plan. These modifications of existing sections of the Master Plan are tentatively scheduled for hearing on November 29, 1984.

(Continued from the Regular Meeting of November 8, 1984.)

12:00 NOON (Cont)

3. 83.910EMZT - DOWNTOWN ZONING DISTRICT, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by The Embarcadero; PROPOSED AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE regulating development in the Downtown Zoning (C-3) districts. These amendments have as their purpose implementation of objectives and policies contained in the Downtown Plan described above.

The City Planning Commission will consider at this hearing the adoption of interim zoning controls that would go into effect immediately upon adoption pursuant to Section 306.7 of the City Planning Code, and approval of permanent controls to be recommended for adoption by the Board of Supervisors at a later date.

(Continued from the Regular Meeting of November 8, 1984)

4. Consideration of a Resolution recommending adoption by the Board of Supervisors of an ordinance requiring that the Department of City Planning submit an annual status report to the City Planning Commission, Mayor and Board of Supervisors on the extent of downtown growth, its consequences, and the effectiveness of Downtown Plan Policies, Zoning Regulations and programs for transit development and office/housing productions.

(Continued from the Regular Meeting of November 8, 1984)

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

HIGHLIGHTS OF AMENDMENTS TO THE PLANNING CODE  
TO IMPLEMENT THE DOWNTOWN PLAN  
PERMANENT CONTROLS  
OCTOBER 1984

November 5, 1984

Note: This document is merely highlights of the proposed changes and should not be used without the proposed October Code Amendments for complete interpretation.





ARTICLE 1  
GENERAL ZONING PROVISIONS

Section 102.8 Gross Floor Area

For districts other than C-3 districts, gross floor area shall be measured the same as in the past. For C-3 districts, gross floor area shall be measured along the glass line at windows. (see Sec. 102.8 for further description)

Sec. 102.8(a)

Additional exclusions from gross floor area are proposed (see p. 2,3):

- elevator shafts & life support systems on non-res. flrs. serving residential uses
- One-third of a commercial window bay, not exceeding 7 sq. ft. per bay.
- Ground flr. area in C-3-0, C-3-0(SD) & C-3-G devoted to building or pedestrian circulation and building service.
- In C-3-0, C-3-0(SD) & C-3-G districts, personal services, restaurants and retail sales (not exceeding 3,000 sq. ft. per use) on the ground floor (& mezzanine if additional criteria is met). -see sec. 102.8(a)13 (was 12).
- Open space features (if Sec. 138 requirements are met)
- Child-care facilities (see Sec.102.8(a)14 (was 13) on page 3 for requirements.
- Cultural, education, recreational, religious or social service facilities offered free or at cost covering operating expenses.

ARTICLE 1.2  
DIMENSIONS, AREAS AND OPEN SPACES

Sec. 123      Maximum Floor Area Ratio

- Maximum FAR of 18:1 for buildings in C-3 districts receiving TDR.

Sec. 124      Basic Floor Area Ratio

C-3-0	10:1
C-3-R	6:1
C-3-G	6:1
C-3-S	5:1
C-3-0 (SD)	6:1

Sec. 124 (f)(g)(h)(i)(j) - new subsections

- With conditional use approval, additional FAR may be permitted in C-3-G and C-3-S districts for dwellings.
- In the portions of C-3 districts which overlap with Interim South of Market Industrial and Housing Conservation Special Use District a FAR of 2:1 for office use is proposed. This limit may not be exceeded by use of TDRs. This area will be known as the Mid-South of Market Special Use District.
- On a site of an unlawfully demolished building governed by Article 11, the allowable gross floor area shall be the actual gross floor area of the building demolished. (see Sec. 1114 for additional provisions).
- In calculating the permitted floor area of a new project in a C-3 district you may not include the FAR from an existing structure unless the existing structure and proposed structure are made part of a single complex. (see additional provisions in subsection (i) page 5).
- Allowable gross floor area for a lot from which TDRS have been transferred is equal to the allowable FAR minus the amount transferred.

Section 126      Development Bonuses, C-3 Districts

This whole section is deleted.

Section 127      Transfer of Permitted Basic Gross Floor Area

(see Sec. 127 for revised language)

## Section 128      Transfer of Devopment Rights in C-3 Districts (new)

This Section in addition to Arcticle 11 contain the provisions for TDRs.

As an owner of a Category I, II, III, IV, or, in some cases, Category V buildings you may transfer the difference between the allowable FAR and the gross sq. ft. of your building to another site within the same C-3 district. TDRs may also be transferred from an urban park.

TDRs may be permitted from Category V buildings in the Commercial-Leidesdorff, Front-California, Kearny-Belden and Pine-Sansome Conservation Districts and the portion of the Kearny-Market-Mason-Sutter Conservation District which is in the C-3-0 district and the portion of New Montgomery-Second Street Conservation District which has a 150S height limit. However, to be eligible for TDRs, these Category V buildings must be altered to be deemed compatible with the conservation district in which they reside and must also be seismically reinforced.

If you are the owner of a rated building to be preserved in the C-3-0 or C-3-R districts, you may also transfer TDRs to the South of Market Special Development District (C-3-0 SD). Also, if you are the owner of a Significant building (Category I or II) in the C-3-G or C-3-R districts you may transfer to the C-3-0 (SD).

Once TDRs are transferred, the development potential for the lot from which they are transferred is permanently restricted by the amount of TDR transferred.

Prior to transfer of TDRs a Statement of Eligibility must be completed by the owner of the preservation lot and approved by the Zoning Administrator.

(see Section 128(d), (e) (f) and (g) for further details on procedures for TDRs)

## Section 134      Rear Yards, R, C and M Districts

An exception to the rear yard requirements may be allowed in C-3 districts if, subject to Section 309 (Permit Review) adequate light and air to the residential units and usable open space is provided.

## Section 135      Usable Open Space, R, C and M Districts

Section 135(g) (new section)-Use of solariums to be credited as private usable open space if criteria of the section met. (see Section 136(g)4.

Section 136      Obstructions over Streets and Alleys and in Required Set-backs, Yards and Usable Open Space

New subsection 136(d)1      Decorative Architectural Features.

See 136(d) (page 22) for description of new regulations for projecting architectural decorative features.

New subsection 136(d)2      Bay Windows

See Section 136(d)2 (page 22) for new regulations

Section 137      Modification of Certain Plazas and Arcades - new section

Modifications and improvements of plazas and arcades to increase their usefulness and attractiveness may be approved subject to Sec. 309 (Permit Review) and the objectives and policies of the Downtown Plan, a component of the Master Plan. (This was not possible under former code provisions).

Section 138      Open Space Requirements in C-3 Districts (new section)

Requirement and Amount.(section 138(a) & 138(b)) For new buildings and additions to existing buildings equal to 20% of the current gross floor area, open space shall be provided for all uses except residential uses (which are governed by Sec. 135) and retail uses (which do not have open space requirements). Approval of the amount is guided by Section 309 (Permit Review).

Amount required:

<u>Use district</u>	<u>Ratio</u>
C-3-0	1:50
C-3-R	1:100
C-3-G	1:50
C-3-S	1:50
C-3-o (SD)	1:50

Location - subsection (c)

- on the same site or within 900 feet of it
- on private or public property

Types of open space - subsection (d) A plaza, urban park, urban garden, atrium, indoor park etc. (see subsection (d) on page 22 of Code and Guidelines for Open Space table in the Downtown Plan for further detail.

Minimum Standards. (subsection(d)1 through (d)8) Adequate size, location, accessibility to public, seating and table requirements, landscaping, wind projection, sunlight access, light, etc. See subsections (d)1 through (d)8

Role of City Planning Commission - the Commission shall review the proposed open space and determine if it meets the minimum standards outlined in subsection (d) pursuant to "Guidelines for Open Space" table in the Downtown Plan. The CPC may request modifications or declare certain types of open space ineligible. (see subsection (e) on pg. 23.

Maintenance - subsection (g) The owner of the project shall agree in writing to maintain the open space at no public expense and to make it publicly accessible. A Notice of Restriction for the open space property shall be recorded by the Zoning Administrator upon approval of a building or site permit application. (see subsection (g) for more detail).

Informational Plaque - subsection (h) Before an occupancy permit is issued, a plaque shall be placed outside the building or at the open space identifying the open space, its hours of use, the right to be used by the public and the person responsible for its maintenance.

Exception - Subsection (i) The open space may be modified or waived if it cannot be reasonably met, subject to Section 309.

#### Section 141      Screening of Rooftop Features R,C and M Districts

Section 141 (b) - new section

Modifications may be required in accordance with Section 309 if the enclosure of mechanical equipment will be a prominent feature on the skyline. see subsection (b) on pg 24 for criteria.

#### Section 143      Street Trees, R and C-3 Districts (revised)

The previous Code requirements for street trees in R districts has been extended to C-3 districts as well. However, in C-3 districts, subject to the approval of the Zoning Administrator, more flexibility for the appropriate type of landscaping is allowed.

#### Section 146      Sunlight Access to Public Sidewalks in C-3- Districts (new)

(a) Requirement. For new structures and additions to existing structures, standards are formed to insure sunlight access to certain public streets. (see table in this subsection for sunlight criteria (i.e. sun access angle and maximum street wall height) and list of streets to be protected.

(b) Exception. An exception may be granted if the new building or addition does increase the shadow already cast by existing buildings or if the shadow created is deemed insignificant. (subject to Section 309)

(c) Shadows on other streets should be restricted if possible.

Section 147      Minimization of Shadows on Certain Public or Publicly Accessible Open Spaces in C-3- Districts. (new)

New buildings and additions to existing structures should be designed so that shadow impacts are minimal to public plazas and other public open spaces not governed by Prop K (not under the jurisdiction of Recreation & Park Commission (see Sec. 295)) The criteria in this section is governed by the provisions of Section 309.

Section 148      Reduction of Ground Level Wind Currents in C-3- Districts (new)

New buildings or additions to existing buildings must meet wind standards as specified in this Section.

Section 149.1    Art Works in C-3 Districts (new)

For an addition in floor area over 25,000 sq. ft. for new buildings or additions to existing buildings works of art costing 1% of the construction cost of the building or addition shall be provided before issuance of temporary permit of occupancy. (see Section 149.1 for more detail).

Section 149.2    Recognition of Architect in C-3 Districts (new)

For any new building or substantial addition, a plaque or cornerstone stating the project architect and erection date must be made visible on the building prior to issuance of a temporary permit of occupancy.

Section 149.3    Models of Projects in C-3- Districts

Before approval of a new project in the C-3 district or a height addition of more than 40 feet, 2 models must be submitted the Dept. (see Section 149.3 for description of models).

ARTICLE 1.5  
OFF-STREET PARKING AND LOADING

Section 152      Schedule of Required Off-Street Freight Loading Spaces

The provisions of this Section still apply to districts other than C-3 districts. See 152.5 (p. 29) for new requirements for C-3 districts.

Section 153      Rules for Calculation of Required Spaces

2 service vehicle spaces may be substituted for each required off-street freight loading space if half the required spaces are provided for full-size freight loading.

Section 155      General Standards as to Location and Arrangement of Off-Street Parking Freight Loading and Service Vehicle Facilities

Attendant parking may be substituted for independently accessible spaces, subject to Sec. 309, Permit Review.

In C-3-0, C-3-R and C-3-G districts, all freight loading and service vehicle spaces must be within a completely enclosed building and have a private service driveway. (see 155(d) for requirements)

See subsection (f) for provisions regarding freight elevators.

Rates - Parking Lots & Garages: In C-3 districts, for uses other than residential and hotel, the rates should encourage short term parking (4 hours or less) over long term parking (8 hours or more) - see subsection (g) for actual standards.

Section 156      Parking Lots

Parking lots in the C-3-S (as well as C-3-R, C-3-G and C-3-0 as previously required), should be screened from view.

No permanent parking lots shall be permitted in the C-3 districts, except in the C-3-S district they are allowed by conditional use.

Section 161      Exemptions From Off-Street Parking Requirements

Dwellings: In C-3 districts the parking requirements for dwellings reduced to 1 per 4 dwelling units if this amount is deemed appropriate given the type and location of the project.

In C-3 districts a cash contribution equivalent to the amount needed to meet the requirement may be substituted for the requirement.



Exemption to the freight loading and service vehicle requirements may be granted if

- given site constraints, the spaces cannot be placed appropriately underground or on the ground floor.
- a joint underground facility is infeasible.
- delivery functions can be located at an adjacent curb without adverse effects and service vehicle space is permanently reserved for off-street space on-site or nearby.

Section 162      Tour Bus Loading Spaces (new)

See Section 162 for new requirements for off-street tour bus loading spaces.

Section 163      Transportation Management Programs and Transportation Brokerage Services in C-3 Districts

A Transportation Management Program shall be prepared by developers of new buildings (or additions to buildings) which have 100,000 sq. ft. or more of office space. The program should encourage use of transit and ridesharing by employees and assure sufficient compliance with the standards of this Code.

ARTICLE 1.7  
COMPLIANCE

Section 175.1 Transitional Interim Extension of Planning Code Provisions for Permits Approved Prior to Adoption of Amendments Implementing the Downtown Plan (new)

Any project which has received one or more approvals by the CPC or Zoning Administrator before the effective date of this ordinance shall comply with provisions of the Code in effect at the time of such approval, unless the project is then modified resulting in a change of use or increase of over 15,000 sq. ft. (See subsection (d) for expiration provisions).

Section 175.2 Exemptions From Application of Amendments Implementing the Downtown Plan (new)

Exemptions - see Sec. 175.2 (generally for projects involving substantial rehab and adaptive reuse of designated Landmarks)

Sec. 184 Short-term Continuance of Certain Non-conforming Uses (addition)

The existing Code requirements for short term continuance of non-conforming uses shall not apply to permanent off-street parking lots in C-3-0, C-3-R and C-3-G districts existing at the effective date of the Ordinance (as long as the lots are screened as required in Sec. 156(e)).

ARTICLE 2  
USE DISTRICTS

Section 212      Additional Requirements for Uses in Certain C and M Districts

New subsection added. In C-3 districts, demolition of residential uses or conversion to nonresidential use above the ground floor is permitted by conditional use, unless otherwise determined by the Superintendent of BBI or the Chief of the Bureau of Fire Prevention.

Section 215      Dwellings

Dwellings as currently allowed under Section 215(a) are now permitted in C-3-S districts. Also, dwellings at a density ratio greater than that allowed in Section 215(a) may be a permitted as a conditional use in all C-3 districts.

Section 216      Other Housing

(c) A hotel, inn or hostel remains a principal use in C-3 districts if it consists of 200 rooms or less. However, if it is more than 200 rooms, it is allowed by conditional use in C-3-O and C-3-R districts.

Section 219      Offices

A tighter delineation between the types of offices has been made.

- Professional and business offices not exceeding 5,000 gross sq. ft. and offering on-site services to the general public are permitted as a principal use in all C-3, CM and M Districts.
- Such offices as described above only larger than 5,000 gross sq. ft. are permitted as a principal use in all C-3 districts except the C-3-R district where they require conditional use approval.
- Other professional and business offices above the ground floor are permitted as a principal use in all C-3, CM and M districts except the C-3-R district where they allowed as a conditional use, subject to the provisions of Sec. 303 and the determination that the use will not detract from the area's function as a retail district.
- Other professional and business offices at or below the ground floor are allowed as a conditional use in C-3 districts and a principal use in CM and M districts

Section 223      Automotive

Sec. 223(1) has been revised. Parking lots are no longer permitted in C-3-O, C-3-R and C-3-G districts and are permitted as a conditional use in C-3-S districts.

A district known as the Downtown Office Special Development District (C-3-0 SD) is created as an area where unused development potential from Significant and Contributory buildings can be transferred. Development may exceed the base FAR of 6:1 through use of TDRS from C-3-0 and C-3-R districts. All other provisions governing the C-3-0 District shall apply to the C-3-0 (SD).

A district known as the Mid-South of Market Special Use District is created. It is generally the portion of the Interim South of Market Industrial and Housing Conservation Special Use District which overlaps with the C-3 districts. The provisions governing the C-3-S district shall apply to this area, except that the FAR for office is 2:1, which may not be exceeded by use of TDRs.

ARTICLE 2.5  
HEIGHT AND BULK DISTRICTS

Section 260      Height Limits: Measurements

The following features may be exempt from height limits in C-3 districts:

- Recreational use of the roof (not exceeding 20% of roof area)
- Additional volume needed to screen mechanical equipment necessary for operation and maintenance of the building
- Spires and other vertical extensions (subject to Sec. 309)

(see Section 260.(b)1, subsection (E), (F) and (G) for restrictions for the above features)

Section 263.4      Exceptions to Height Limits in 80-130F and 80-130X Height and Bulk Districts (new)

In 80-130F and 80-130X height districts, heights above 80' ht. limit up to 130 ft. may be allowed (subject to Permit Review) if the additional height meets the criteria outlined in Section 263.4, pg. 47,48 which include:

- no significant increase in shadows to public sidewalks and parks
- maintenance of continuity of predominant streetwall on the block
- a transition to adjacent higher or lower buildings

Additional criteria must be met if it is in a Conservation District (see Sections 1111.6(c) and 1113).

Section 263.5      Height Limits: Special Exceptions for Upper Tower Extensions in S Districts

In S districts, an addition in the height limit equal to 10% of the height limit as shown on the height map may be granted. This addition would be an extension of the upper tower and would require that the upper tower meet the % volume reduction as shown on Chart B (p. 50).

Section 263.6      Special Exceptions: 200-400S Special Height & Bulk District

A 200-400S height district is proposed for a portion of block 3737. Heights above 200 ft. up to 400 ft. may be approved if the open space required by the project is applied to block 3737 to create a privately owned and maintained urban park. (subject to Sec. 309)

## Section 270      Bulk Limits: Measurement

- Cornices and other decorative projections are exempt in calculating maximum plan lengths and diagonal dimensions.

### S District (new)

Bulk limits for new projects in S districts are defined for the base, lower tower and upper tower of the proposed project.

Base. The height of the base of the building may be up to 1.25 times the width of the largest abutting street or 50 feet, whichever is greater. There are no bulk limits for the base.

Lower tower. The bulk controls for the lower tower are:

- a maximum plan width of 160 feet
- maximum average floor area of 20,000 sq. ft. and
- a maximum average diagonal dimension of 200 feet.

(Buildings less than 160 ft. must only meet the lower tower bulk requirements above the base). See Chart A to determine the portion of building subject to the lower tower controls.

If necessary to allow additional elevators, the above controls for the lower tower may be exceeded by specified amounts - See subsection (B).

Upper tower. Controls for the upper tower apply to buildings taller than 160 feet. See Chart A to determine the height to which these controls apply. Vertical attachments and other features exempted by Sec. 260 and extended upper tower height exceptions allowed under Sec. 263.5. are exempt from Chart A, (p. 50). The bulk controls for the upper tower are:

- maximum length of 140 ft.
- maximum average floor size of 12,000 sq. ft.
- maximum floor area for any floor of 17,000 sq. ft.
- maximum average diagonal dimension of 160 ft.

Volume Reduction. When average floor size of the lower tower exceeds 5,000 sq. ft. additional controls relating to volume reduction apply. See Sec. 270(d)(3)(B) (p. 50) for the required volume reduction

Termination of the Tower should be visually distinctive.

## Section 271      Bulk Limits: Special Exceptions

For all districts other than C-3 districts the existing Code provisions will still apply. For C-3 districts see Sec. 272, pg 52.

Section 272      Bulk Limits: Special Exceptions in C-3 Districts (new)

If compensating factors are met, heights may exceed the proposed limits. Criteria for the exception include sunlight access to open space, complying with wind standards, allowing sufficient light and air, reduction in the general appearance of bulk of the building and compatibility with character of the surrounding area.

Exceptions to bulk limits may not result in a building with greater gross floor area than possible if bulk controls were met.

Section 295      Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission (new)

This Section, the result of the passage of Prop K, restricts authorization of building permits for projects which will shade property under the jurisdiction of the Recreation and Parks Department. Generally, projects which do not meet the following may not be approved:

- structures 40 ft. or less in height
- structures casting a shadow of property under the jurisdiction of the Rec. & Parks Commission after the first hour after sunrise or before the last hour before sunset.
- structures of the same height as a structure existing in the location on June 6, 1984.
- Projects for which a building permit application has been filed and which are undergoing environmental review. (see subsection (5) and (6) on p. 53.

The CPC shall disapprove issuance of a building permit for a project not complying with the above criteria unless the impact of the shadow is determined to be insignificant.

Criteria for implementation of this ordinance will be adopted jointly by the CPC and the Recreation and Park Commission.

Section 304      Planned Unit Developments

The current Code provisions for PUDs shall not apply to C-3 districts.

Section 309      Permit Review in C-3 Districts (new)

In reviewing proposed projects, the Department shall consider several aspects of the proposal including:

- siting, orientation, mass, scale, materials etc.
- shadowing and wind effects, maintenance of predominant streetwall of the area
- traffic and transit issues
- energy issues
- pedestrian activity and circulation
- landscaping
- quality of life of dwelling units

For exceptions to requirements of this Code (i.e. setback, wind standards, parking and bulk) the developer must file an application with the Department.

Approval by Planning Director for certain projects: Projects under 25,000 sq.ft., not involving alterations of a structure or exceptions to the provisions of the Code, may be approved by the Director. If the Director recommends additional conditions that the project sponsor refuses to meet the procedures described below would be followed.

Other Projects: Projects not meeting the conditions described above would be subject to the following procedures:

The Director shall make a written recommendation to the CPC (which would include any recommended conditions). The applicant or other individual may request a hearing. This request must be made within 10 days of the Directors recommendation and have a sufficient basis for the request. The CPC may approve the Director's recommendation without a hearing or request a hearing.





SUMMARY OF PRESERVATION PORTION  
OF THE PROPOSED DOWNTOWN PLAN

CRITERIA FOR RATING BUILDINGS

A point system was used to rate the buildings. Thirteen criteria were used. Buildings were rated as of "highest," "major," and "contextual" importance, based on points assigned. If a building did not achieve any of those ratings, it is unrated.

Significant Buildings -

- Rated of highest or major importance
- Rated excellent in architectural design or relationship to the environment, or very good in both
- At least 40 years old

[There are in fact two categories of significant buildings (Category 1 and 2); the only difference is that one category contains buildings that are on sites long enough that an addition could be added to the rear portion without offense to the "significant" portion.]

Contributory Building-Category III

- Rated of major importance
- Rated very good in design or relationship to the environment
- Located outside of a conservation district
- At least 40 years old

Contributory Building-Category IV

- Rated of major importance or of contextual importance
- Rated very good in design or relationship to the environment
- Located within a conservation district
- At least 40 years old

Unrated buildings - Any buildings not rated significant or contributory.

### CONSERVATION DISTRICTS

Six conservation districts are designated. They are: (1) Kearny-Market-Mason-Sutter, (2) New Montgomery-Second Street, (3) Commercial-Leidesdorff, (4) Front-California, (5) Kearny-Belden, and (6) Pine-Sansome. ~~{See accompanying map for boundaries.}~~

### REGULATION OF SIGNIFICANT BUILDINGS

These regulations apply to all significant buildings, whether or not they are located in a conservation district.

No major alteration unless a permit, in addition to the normal building permit that is required, is first obtained.

- An alteration is major if it substantially changes the exterior or structural elements, adds height, or changes an interior feature designated under the City's landmark procedure
- The Zoning Administrator determines if it is major (which is appealable to the BPA)
- Major alterations are reviewed by Landmarks Advisory Board, then Planning Commission, BPA on appeal
- Alterations must be consistent with the architectural character of the buildings and surrounding buildings, retain original quality and character of building, retain distinctive stylistic features, repair or replace deteriorated architectural features, use contemporary designs only where compatible
- No demolition unless
  - It is physically impossible to renovate
  - No substantial market value or reasonable use remains, taking into consideration TDRs
  - Imminent hazard requires it

--Owner is required to comply with City codes to maintain the building

--includes maintenance of facades, foundations, flooring, supports

--Superintendent of BBI may issue abatement order and notify owner that if there is not compliance, the City will do the work and assess a lien for payment

--Notice/procedures for lien assessment are provided

### Penalties

If a building is altered or demolished without a permit, the owner cannot transfer any development rights, unless it is determined, after an opportunity for a hearing, that the alteration was not a major alteration or the owner restores the building.

In addition, if a building is unlawfully demolished, any replacement building is limited to the FAR of the demolished building [need to add a time limit of 10 years]. *[Sign proposed to SCP - they made reasonable case for 10 yrs]*

Violation is also a misdemeanor.

### REGULATION OF CONTRIBUTORY BUILDINGS OUTSIDE OF CONSERVATION DISTRICTS

#### IF NO TDRs TRANSFERRED:

Alterations. The owner must obtain a permit, as described above, unless he elects in writing not to retain the right to transfer TDRs. Once he so elects and does the alteration work, he cannot transfer TDRs. If he so elects, he need not obtain the permit.

Demolition. No additional restrictions on demolition.

#### IF TDRs HAVE BEEN TRANSFERRED:

The building is now treated in all respects as if it were a significant building.

WHETHER TDRs HAVE BEEN TRANSFERRED OR NOT:

The owner has the duty to maintain and may have a lien assessed against the building if he fails to do so and the City does the work.

REGULATION OF CONTRIBUTORY BUILDINGS WITHIN CONSERVATION DISTRICTS

Alteration. The owner must obtain a permit, as described above.

Demolition. The owner may not demolish until approval of the replacement structure is obtained. The replacement structure must be compatible with characteristics of other significant and contributory buildings in the district, in particular, <sup>in</sup> ~~proximity~~ <sup>those</sup> to the site.

Duty to maintain. This is the same as for significant buildings and for contributory buildings outside of conservation districts.

Penalties. The penalties are the same as for significant buildings with respect to unlawful alteration or demolition.

UNRATED BUILDINGS

If the building is not in a conservation district, no additional regulations apply.

If the building is in a conservation district,  
--A permit is required to alter

--The owner may not demolish until a replacement structure is approved.

--The replacement structure must be compatible with the district.

If a structure is built on a vacant lot in the district, it must be compatible with the district.

UNRATED BUILDINGS IN DESIGNATED CONSERVATION DISTRICTS WHERE THE OWNER ELECTS TO MAKE HIS BUILDING COMPATIBLE WITH OTHERS IN THE DISTRICT

If an owner of an unrated building in specified conservation districts elects to do so, he may engage in significant alterations of his building in order to make it compatible with the district. If he does so, he is eligible to transfer TDRs. Once TDRs are transferred, the building may only be demolished pursuant to the criteria applied to the demolition of Significant buildings.

If an owner of an unrated building demolishes his building and (as he is required to do anyway) replaces it with a building that is compatible with the district, he then is also eligible to transfer TDRs and, having done so, is treated as a significant building for purposes of demolition.

RECLASSIFYING THE C-3 DISTRICTS

The ordinance creates different C-3 districts. They include C-3-O (Commercial Office); C-3-R (Downtown Retail); C-3-G (Downtown General Commercial); and C-3-S (Downtown Support). The ordinance also creates a South of Market Special Use District and a South of Market Downtown Office Development District.

TRANSFER OF TDRs

As the owner of a significant, contributory or fixed-up building in the designated conservation districts, you may only transfer TDRs to

--Another site in the same C-3 district (eg, within the C-3-S district)

--If you are in the C-3-O or C-3-R district, you may also transfer to the South of Market Special District.

Once TDRs are transferred, the development potential for the lot from which they are transferred is permanently restricted by the amount of TDR transferred.

## ARTICLE 10 LANDMARKS IN THE C-3

Any building in the C-3 which has been designated a landmark pursuant to the City's landmark ordinance is also eligible to transfer TDRs.

### PARK LOT TRANSFERS

In order to understand this source of TDR transfer, it is necessary to know that the ordinance imposes certain open space requirements geared to the FAR of the development. That open space requirement may be satisfied on the site or off the site. If it is satisfied by providing open space on privately owned property off the site, that lot is eligible to transfer TDRs.

Once TDRs are transferred, the development potential of that lot is also permanently restricted by the amount of TDR transferred.

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### DESIGN REVIEW IN THE C-3

All buildings in the C-3 are subject to a review and approval process that is essentially design review. The Director of Planning may require modifications to a project, with that decision being appealable to the Commission (and thereafter the BPA). He may also allow exceptions to code requirements under certain specified conditions. Modifications may be required for

- siting, orientation, massing and facade
- aspects of form affecting views, shadowing, open spaces, wind currents, & maintenance of predominant streetwalls
- aspects affecting traffic circulation, transit operation and loading points
- aspects affecting energy consumption
- aspects relating to pedestrian activity (eg, placement of entrances)
- aspects affecting public spaces adjacent to the project, such as location of landscaping and street furniture
- aspects relating to housing projects and dealing with the size of residential units and open space for residents

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cancelled

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF CANCELLATION  
OF THE  
REGULAR MEETING  
THURSDAY  
NOVEMBER 22, 1984

The Regular Meeting of the City Planning Commission scheduled for Thursday, November 22, 1984 has been cancelled.

Lee Woods, Jr.  
Secretary

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NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 29, 1984  
ROOM 282, CITY HALL  
1:00 P.M.

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ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission.

1:00 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2. 83.624ET - Appeal of the Preliminary Negative Declaration for REVIEW  
PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS  
DISPLACING HOUSING. (OHPP)  
(Continued from the Regular Meeting of October 18, 1984)  
NOTE: Proposed for continuation to January 10, 1985.

3. 83.624ET - REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER  
PROJECTS DISPLACING HOUSING (OHPP). Public hearing to consider  
amending the City Planning Code by adding Section 313, a  
proposal initiated by the Board of Supervisors to establish  
a review process for office development projects of more than  
50,000 square feet and for projects displacing housing, in  
order to impose conditions on approval of permit applications  
designed to mitigate housing problems caused by the projects.  
Certain other Code sections will be amended to conform with  
this sections.  
(Continued from the Regular Meeting of October 18, 1984)  
NOTE: Proposed for continuation to January 10, 1985.

4. 81.687ED - 222 KEARNY STREET - Informational presentation of design details  
pursuant to Design Condition No. 4 as called for under Motion  
No. 9835M, adopted on October 20, 1983.

1:00 P.M. (Cont)

5. 83.510EMZT - DOWNTOWN PLAN; CONSIDERATION OF ADOPTION OF THE PROPOSED DOWNTOWN PLAN AS AN ELEMENT OF THE MASTER PLAN.  
(Continued from the Special Meeting of November 20, 1984)

1:30 P.M.

6. 83.510EMMZT - MASTER PLAN AMENDMENT - Proposed deletion or modification of existing sections of the San Francisco Master Plan with the purpose of making existing Master Plan consistent with the objectives and policies of the Downtown Plan component of the Master Plan. The amendments would include deleting the Downtown Transportation Plan Section of the Transportation Element, the Downtown Office and Downtown Retail Sections of the Commerce and Industry Element, and the C-3 Zoning District designations from the Bulk and Height Guideline Maps in the Urban Design Plan, and modifying the Housing Opportunities Map in the Residence Element.
7. 83.510EMZT - DOWNTOWN ZONING DISTRICT INTERIM CONTROLS, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by The Embarcadero; PROPOSED INTERIM CONTROLS AMENDING THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE regulating development in the Downtown Zoning (C-3) districts. These amendments have as their purpose implementation of objectives and policies contained in the Downtown Plan described above.

INTERIM ZONING CONTROLS would go into effect immediately upon adoption by the City Planning Commission pursuant to Section 306.7 of the City Planning Code.

8. 83.510EMZT - DOWNTOWN ZONING DISTRICT, generally bounded on the north by Washington Street and a diagonal line between the intersections of Washington and Kearny Streets and Van Ness Avenue and Grove Street, on the west by Van Ness Avenue, on the south by Folsom Street and on the east by The Embarcadero; PROPOSED AMENDMENTS TO THE ZONING MAP AND TEXT OF THE CITY PLANNING CODE regulating development in the Downtown Zoning (C-3) districts. These amendments have as their purpose implementation of objectives and policies contained in the Downtown Plan described above.

Permanent controls, if adopted, will be forwarded to the Board of Supervisors for their action at a later date.

1:30 P.M. (Cont)

9. Consideration of a Resolution recommending adoption by the Board of Supervisors of an ordinance requiring that the Department of City Planning submit an annual status report to the City Planning Commission, Mayor and Board of Supervisors on the extent of downtown growth, its consequences and the effectiveness of Downtown Plan Policies, Zoning Regulations and programs for transit development and office/housing productions.

2:00 P.M.

10. 84.22C - 1070 OAK STREET, northeast corner at Divisadero Street, Lots 6, 10, 10A and 16 in Assessor's Block 1216 - Consideration of Final Language of Motion authorizing a CARWASH in a C-2 (Community Business) district as approved by the City Planning Commission on August 20, 1984.
11. 84.463U - 2217 MARKET STREET, south side between Sanchez and Noe Streets, Lot 2 in Assessor's Block 3559; Request for authorization of a Special Use for the expansion of the seating capacity of an existing 1,400 square-foot RESTAURANT from 40 seats to 80 seats, in a C-2 (Community Business) district within the Upper Market Street West Special Use District.
12. 84.503U - 3600 - 16TH STREET, northwest corner at Noe and Market Streets, Lot 15 in Assessor's Block 3561; Request for authorization of a Special Use for addition of a 180 square-foot SOLARIUM containing seating for 8 within an existing second-story restaurant with a maximum occupancy of 49, in a C-2 (Community Business) district within the Upper Market Street West Special Use District.
13. 84.458U - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block 542 - Request for authorization of Special Use for a 9-seat RESTAURANT serving sandwiches and other items for consumption on premises within an existing bakery in a C-2 (Community Business) district within the Union Street Special Use District.

2:30 P.M.

14. 84.360ET - AMENDMENT TO SIGN ORDINANCE, Article 6 of the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) by amending Section 603 thereof to EXEMPT FROM REGULATION ADVERTIZING SIGNS ON TRANSIT SHELTERS furnished by contract with the Public Utilities Commission.

2:30 P.M. (Cont)

15. 84.488ET - CITY PLANNING CODE AMENDMENTS, Section 306.7, Part II, Chapter II of the San Francisco Municipal Code to change the procedures for the INTERIM ZONING CONTROLS PROCESS. Said amendments have as their primary purpose providing more time for the Board of Supervisors to ratify or disapprove interim zoning controls imposed by the City Planning Commission, and to require mailed notice to affected property owners for hearings to consider proposed interim zoning map changes involving an area 30 acres or less. The amendments would also clarify and refine the text of Section 306.7 as recommended by the City Attorney. This proposal was initiated by the Board of Supervisors; copies of the amendments are available for review at the Department of City Planning, 450 McAllister Street, 5th Floor. For further information, call Bob Feldman at 558-3055.
16. 84.347ET - CITY PLANNING CODE AMENDMENTS, Section 302, Part II, Chapter II of the San Francisco Municipal Code to modify procedures for Board of Supervisors review and consideration of City Planning Code amendments disapproved by the City Planning Commission, and to require that the City Planning Commission inform the public of their rights to appeal City Planning Commission disapproval of applications for zoning reclassification or set-back line changes. This proposal was initiated by the Board of Supervisors; copies of the amendments are available for review at the Department of City Planning, 450 McAllister Street, 5th Floor. For further information, call Bob Feldman at 558-3055.
- 3:00 P.M.
17. 84.452ED - 2040 BROADWAY near Buchanan, Lot 14 in Assessor's Block 566; Consideration of Request for Discretionary Review of Building Permit Application No. 8411275 proposing construction of an eleven-unit residential building.
18. 84.452ED - 2040 BROADWAY near Buchanan, Lot 14 in Assessor's Block 566; Discretionary Review of Building Permit Application No. 8411275 proposing construction of an eleven-unit residential building.

3:30 P.M.

19. 81.104C - 655 MONTGOMERY STREET, southwest corner of Washinton Street, Lot 2, 3, 4 and 25 in Assessor's Block 208 - RECONSIDERATION by the City Planning Commission pursuant to a Court Order of an application for Conditional Use to permit additional BONUS FLOOR AREA of up to 83,680 square feet, to be utilized for residential use only, as part of a mixed-use residential/office project in a C-3-0 (Downtown Office) and 300-H Height and Bulk District.  
NOTE: Construction of this building has already been completed.  
NOTE: Proposed for continuation to December 6, 1984.

4:00 P.M.

20. 83.75E - 49 STEVENSON STREET, southeast corner at Ecker Alley, Lots 38, 39 and 40 in Assessor's Block 3708; Consideration of Certification of Environmental Impact Report for the construction of a 20-story, 253-foot high, 179,000 square-foot office building with approximately 10,000 square feet of retail, 2 off-street loading areas and no off-street parking, after demolition of one 1-story and one 4-story structure.
21. 83.75E - 49 STEVENSON STREET, southeast corner at Ecker Alley, Lots 38, 39 and 40 in Assessor's Block 3708; Discretionary Review of Building Permit Application No. 8304134(s) for the construction of a 20-story, 253-foot high, 179,000 square-foot office building with approximately 10,000 square feet of retail, 2-off-street loading areas and no off-street parking, after demolition of one 1-story and one 4-story structure.

5:00 P.M.

22. 84.402EZ - NOB HILL. Area generally bounded by Jones between Washington and 137 feet south of California; California between Jones and Mason (except Huntington Park); north side of Sacramento between Taylor and 275 feet east of Mason; all of Assessor's Blocks 222A, 245 (except Huntington Square Park), 246, 253A and portions of Assessor's Blocks 214/13, 27, 30, 32, 15, 16; 215/1; 220/2, 3, 4, 8, 9, 36-42; 221/23, 27, 30, 32, 43-88; 222/9, 10, 11, 15, 16, 33, 34, 45-47; 223/8, 247/1, 2, 36, 39-41; 252/1, 21A; 253/20, 254/1, 3A, 3B, 24, 28, 30, 31, 92-95.

Request for interim controls pursuant to Section 306.7 of the City Planning Code REDUCING THE HEIGHT AND BULK DISTRICT from 160 feet A to 65 feet A.

Adjournment.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.





SF  
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#14  
12/6/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 6, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

DEC 6 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg, Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Consideration of a resolution to amend the contract between the Department and Robert L. Harrison, Transportation Consultant, for an amount not to exceed \$15,000 to provide EE and EIR review services, as needed.
2. Consideration of a supplemental request to provide funds for an up-graded WANG work processing system.

2. Cases proposed for continuation:

- A. 84.381C - 2200 BLOCK OF SUTTER STREET, south side between Scott and Pierce Streets, Lots 29A, 29B and 38 in Assessor's Block 681 - Request for authorization of Conditional Use to permit Modification of conditions of approval to continue in use an existing OFF-STREET PARKING FACILITY in conjunction with Mt. Zion Hospital in an RH-3 (House, Three-Family) district.  
(Continued from the Regular Meeting of October 4, 1984)  
NOTE: Proposed for continuation to February 7, 1985.
- B. 84.380C - 2375 POST STREET, south side between Divisadero and Broderick Streets, Lot 14 in Assessor's Block 1079 - Request for Conditional Use to extend non-conforming use termination date for a medical warehouse in an RM-1 (Mixed Residential, Low Density) district.  
(Continued from the Regular Meeting of October 4, 1984)  
NOTE: Proposed for continuation to February 7, 1985.
- C. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.  
(Continued from the Regular Meeting of October 4, 1984)  
NOTE: Proposed for continuation to December 13, 1984.



1:30 P.M. (Cont)

3. 84.493D - 2927-29 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 4A in Assessor's Block 942; Discretionary Review of Building Permit Application No. 8405696 for proposed construction of a third-floor addition to the two-family dwelling, consisting of a Master Bedroom Suite, Guest Room, Bath, Living Room and Deck. (Continued from the Regular Meeting of November 15, 1984)

2:00 P.M.

4. 84.557Q - 1335 FILBERT STREET, south side between Polk and Larkin Streets, Lot 31 in Assessor's Block 525 - Consideration of modification of the conditions of approval for a previously approved condominium conversion subdivision (82.657Q) to permit an EXCEPTION from the moderate-income requirements of Section 1341 of the Subdivision Code to allow the loss of two (2) designated moderate-income studio units in the remodeling of an 18-unit condominium conversion to 16 units.  
JOINT HEARING WITH DEPARTMENT OF PUBLIC WORKS.
5. 84.558Q - 830 LAKE STREET, north side between 9th and 10th Avenues, Lot 5 in Assessor's Block 1349 - Consideration of modification of the conditions of approval for a previously approved 6-unit condominium conversion (83.7Q) to allow an EXCEPTION from the moderate-income requirements of Section 1341 of the Subdivision Code to permit the designation of another on-site unit as a moderate-income unit in lieu of a previously designated unit.  
JOINT HEARING WITH DEPARTMENT OF PUBLIC WORKS.
6. 84.416Q - 1237 CHESTNUT STREET, south side between Polk Street and Van Ness Avenue, Lot 1G in Assessor's Block 499; Review for consistency with the Master Plan and consideration of a request for exception from the moderate-income requirements of Section 1341 of the Subdivision Code for a 6-unit condominium conversion subdivision of a stock cooperative.  
NOTE: Proposed to be continued indefinitely.
7. 84.481D - 2030 GREEN STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 541. Consideration of Discretionary Review of Building Permit Application No. 8409299 to convert six (6) dwelling units to four (4) dwelling units in an RH-2 (House, Two-Family) district.  
(Continued from the Regular Meeting of October 18, 1984)
8. 84.481D - 2030 GREEN STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 541. Discretionary Review of Building Permit Application No. 8409299 to convert six (6) dwelling units to four (4) dwelling units in an RH-2 (House, Two-Family) district.  
(Continued from the Regular Meeting of October 18, 1984)

2:00 P.M. (Cont)

9. 84.457D - 2439 LOMBARD STREET, south side between Scott and Divisadero Streets, Lot 26 in Assessor's Block 937; Discretionary Review of Building Permit Application No. 8408689 for conversion of seven (7) dwelling units to commercial use at the ground floor in a C-2 (Community Business) district.  
(Continued from the Regular Meeting of November 1, 1984)

2:45 P.M.

10. 84.226EZ - 577-83 VIENNA STREET, east side between Persia and Russia Avenues, Lots 25, 26 and 27 in Assessor's Block 6091 - Request to reclassify property from an RH-1 (House, One-Family) district to an RH-2 (House, Two-Family) district. The Commission will also consider reclassification to an RH-1 (S) (House, One-Family with Minor Second Unit) district.
11. 84.492C - 275 OLYMPIA WAY, south side between Dellbrook Way and Clarendon Avenue, Lot 10 in Assessor's Block 2842 - Request for authorization of Conditional Use to permit a MINOR ADDITION TO A CHURCH in an RH-1 (House, One-Family) district.
12. 84.543C - 450-52 BROADWAY, north side between Montgomery and Kearny Streets, Lot 12 in Assessor's Block 144 - Consideration of Conditional Use authorization for the CONVERSION OF PART OF A DWELLING UNIT TO RESTAURANT USE resulting in a building containing a 2-story restaurant with a residence on the third floor in a C-2 (Community Business) district and in the North Beach Neighborhood Commercial Housing Conservation Special Use District.
13. 84.484C - 468 VALLEJO STREET, north side between Montgomery and Kearny, Lot 21 in Assessor's Block 133 - Request for authorization of Conditional Use to permit a FOURTH DWELLING UNIT on a lot containing 6,000 square feet in an RH-3 (House, Three-Family) district where one unit for each 1,000 square feet of lot area may be authorized as a conditional use.
14. 84.542C - 417 BURNETT AVENUE, Lot 47 in Assessor's Block 2745 - Request for authorization of Conditional Use to permit THREE DWELLING UNITS on a lot containing 9,677 square feet in an RH-2 (House, Two-Family) district where one unit for each 1,500 square feet of lot area may be authorized as a conditional use.

3:30 P.M.

15. 84.149EC - 1150 SACRAMENTO STREET, northeast corner at Sproule Lane; Lots 10, 11, 33, 34, 44 and 45 in Assessor's Block 222; Hearing on the Draft Environmental Impact Report for the construction of a 69-unit, 17-story condominium apartment building and a 4-story, 2-unit townhouse, with 107 parking spaces provided; after demolition of existing townhouse on Lot 10.  
(Continued from the Regular Meeting of November 15, 1984)

4:30 P.M.

16. 84.559C - 2000 POST STREET, major portion of the block bounded by Steiner, Sutter and Pierce Streets, Lots 1, 2, 3 and 4 in Assessor's Block 682; Request for modification of an approved conditional use (81.134C) to permit an EXTENSION of the TIME LIMITATION and DESIGN MODIFICATIONS to a 394-unit residential project.

5:30 P.M.

17. 81.540ED - 101 HAYES STREET, southwest corner at Polk Street; Lots 1, 16, 21 in Assessor's Block 814; Public hearing on the Draft Environmental Impact Report to construct an 11-story, 160-foot high building containing approximately 126,000 gross square feet of offices over 6,000 gross square feet of retail space and below grade parking for 11 automobiles; replacing a 64-space surface parking lot.
18. EE80.349 - 160 SPEAR STREET (SPEAR/MAIN BUILDING), Lots 5, 10 and 11 in Assessor's Block 3717; pursuant to court order, Certification of Supplemental Environmental Impact Report for the construction of a 19-story office building containing 298,000 square feet, including ground floor retail plus 35 basement parking spaces. The project has been constructed.
19. 82.53D - 160 SPEAR/145 MAIN STREETS, a mid-block parcel between Spear and Main Streets, Lots 5, 10 and 11 in Assessor's Block 3717; pursuant to court order, Discretionary Review of Building Permit Application No. 8009639 for a proposed new 19-story office commercial structure of approximately 306,500 gross square feet in the C-3-0 (Downtown Office) and 240-G Height and Bulk District, requiring Discretionary Review.
20. EE79.236 - 101 MISSION STREET (now 100 Spear Street), Lot 1 in Assessor's Block 3717; pursuant to court order, Certification of Supplemental Environmental Impact Report for the construction of a 20-story office building containing 200,000 square feet, including ground floor retail. The project has been constructed.
21. 81.419D - 101 MISSION STREET, southwest corner at Spear Street, Lot 1 in Assessor's Block 3717; pursuant to court order, Discretionary Review of Building Permit Application No. 8009639 for construction of a proposed 21-story, 219,350 square-foot office building in the C-3-0 (Downtown Office) district and a 400-I Height and Bulk District.

5:30 P.M. (Cont)

22. EE78.334 - ONE SANSOME STREET, Lots 3 and 4 in Assessor's Block 289; pursuant to court order, Certification of Supplemental Environmental Impact Report for the construction of a 41-story office building containing 610,000 square feet, including ground floor retail. The project has been construct.
- 234 81.308D - ONE SANSOME STREET, northwest corner of Sansome and Sutter Streets, Lots 3 and 4 in Assessor's Block 289; pursuant to court order, Discretionary Review of Building Permit Application No. 8101944 for the construction of a high-rise office tower with retail area, with 728,000 square feet requiring demolition of the Holbrook Building at 58 Sutter Street and the Crocker Building at One Sansome, in the Downtown Interim Special Review Area, in the C-3-0 (Downtown Office) district.
24. 81.104E - 655 MONTGOMERY STREET, southwest corner of Washington Street, Lots 2, 3, 4 and 25 in Assessor's Block 208; pursuant to court order, Certification of Supplemental Environmental Impact Report for the construction of a 24-story office building containing 322,600 square feet, including ground floor retail plus 40 residential units. The project has been constructed.
25. 81.104C - 655 MONTGOMERY STREET, southwest corner of Washington Street, Lots 2, 3, 4 and 25 in Assessor's Block 208 - RECONSIDERATION by the City Planning Commission pursuant to a Court Order of an application for Conditional Use to permit additional BONUS FLOOR AREA of up to 83,680 square feet, to be utilized for residential use only, as part of a mixed-use residential/office project in a C-3-0 (Downtown Office) and 300-H Height and Bulk District. Construction of this building has already been completed.

8:00 P.M.

26. 83.204ETZ - NORTH OF MARKET AREA, area generally bounded by Post, Polk, Mason and McAllister Street, Assessor's Block (whole blocks): 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339 and 693; (partial blocks): 306, 318, 331, 340, 343, 344, 345, 346, 716, 717, 740 and 741; Appeal of the Preliminary Negative Declaration for North of Market/Mixed Use District Rezoning; zoning reclassification similar to an RC-4 (Residential-Commercial Combined, High Density) district with exceptions; prohibition of new tourist hotels; residential development as-of-right up to 80 feet in height, and up to height limit with Conditional Use authorization; and designing of proposals to maximize sunlight access onto streets and open space.  
(Continued from the Regular Meeting of November 15, 1984)
27. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT; area generally bounded by Post, Mason, Market, McAllister and Polk Streets; whole Assessor's Blocks 302-305; 318-324, 332-339; 334; 693 and 741; partial Assessor's Blocks 306; 317; 331; 340-341; 345-347; 349; 617-717; 739-740; 742. Appeal of Preliminary Negative Declaration for interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 249A thereby reclassifying portions of C-2, C-3-G and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80 feet, permit ground-floor commercial space as-of-right with conditional use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed special use district adjacent to the core.  
(Continued from the Regular Meeting of November 15, 1984)
28. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT - In the general area consisting of RC-4 (Residential-Commercial Combined, High Density), C-2 (Community Business), C-3-G (Downtown General Commercial) and C-3-R (Downtown Retail) districts; Consideration of interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 249A thereby reclassifying portions of C-2, C-3-G and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT as described above. (The draft code language and a map depicting this area is available at the Department of City Planning, 450 McAllister Street, 5th Floor)  
(Continued from the Regular Meeting of November 15, 1984)



8:00 P.M. (Cont)

29. 84.431ETZ - NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, in the general area consisting of RC-4 (Residential-Commercial Combined, High Density), C-2 (Community Business), C-3-G (Downtown General Commercial) and C-3-R (Downtown Retail) districts in an area generally described as from the south-east corner of the intersection at Polk and Post Streets, easterly to the intersection of Post and Taylor Streets, then southerly to the intersection of Taylor and Ellis Streets then easterly to the intersection of Ellis and Mason Streets, then southerly to the intersection of Mason and Turk Streets, then westerly to the intersection of Turk and Taylor Streets, then southerly to the intersection of Taylor Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Jones Street, then southerly to the intersection of Jones and McAllister Streets, then westerly to the intersection of McAllister and Leavenworth Streets, then northerly to the intersection of Leavenworth Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Hyde Street, then southerly to the intersection of Hyde and McAllister Streets, then westerly to the intersection of McAllister and Larkin Streets, then northerly to the intersection of Larkin and Turk Streets, then westerly to the intersection of Turk and Polk Streets, then northerly to the intersection of Polk and Post Streets, which area encompasses the whole Assessor's Blocks of 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 344, 693 and 741, and the lots of the partial blocks indicated: 306/12, 14, 17; 317/4-7, 9, 10A, 11, 12-15, 17-18, 20, 24, 27; 330/1, 1A, 7-16; 341/1, 7-18; 341/8; 343/1, 8, 13-14, 16-17, 17A, 18; 345/1-2, 8-10, 12, 12A, 12B, 12C, 13, 15-16; 346/1, 6-7, 10-11, 13, 15; 347/6, 6A, 7, 9; 349/1-2, 4, 8-10, 10A, 11-14; 716/1, 1A, 2-4, 8-11; 717/1-2, 2A, 2B, 3-6, 8, 16-17; 739/3; 740/1, 3-4, 19-25; 742/1, 3, 11-13, (The draft code language and a map depicting this area is available at the Department of City Planning, 450 McAllister Street, 5th Floor)

It is proposed to initiate interim and permanent amendments to the San Francisco Zoning Map and Planning Code by adding Section 249A thereby reclassifying the above portions of C-2, C-3-G and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80feet, permit ground-floor commercial space as-of-right with Conditional Use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed Special Use District adjacent to the core.

(Continued from the Regular Meeting of November 15, 1984)

Adjournment.

NOTE: For Information Related To The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission At 558-4656.



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2/13/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 13, 1984  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

DEC 17 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. Informational Presentation on Sunlight Access to Public Open Space.
2. Presentation of Executive Report of the Center City Brokerage Program, and consideration of a Motion to endorse the Developers' Manual for the Implementation of Transportation Conditions, prepared as part of the Center City Brokerage Program.

B. Commissioners' Questions and Matters

2. Withdrawn Cases

- A. 84.402EZ - NOB HILL. Area generally bounded by Jones between Washington and 137 feet south of California; California between Jones and Mason (except Huntington Park); north side of Sacramento between Taylor and 275 feet east of Mason; all of Assessor's Blocks 222A, 245 (except Huntington Square Park), 246, 253A and portions of Assessor's Blocks 214/13, 13A, 14, 15, 16; 215/1; 220/2, 3, 4, 8, 9, 36-42; 221/23, 27, 30, 32, 43-88; 222/9, 10, 11, 15, 16, 33, 34, 45-47; 223/8, 247/1, 2, 36, 39-41; 252/1, 21A; 253/20, 254/1, 3A, 38, 24, 28, 30, 31, 92-95.

Request for interim controls pursuant to Section 306.7 of the City Planning Code REDUCING THE HEIGHT AND BULK DISTRICT from 160 feet A to 65 feet A.

(Continued from the Regular Meeting of November 29, 1984)

NOTE: This application by the Nob Hill Neighbors proposes interim controls subsequently imposed by the Board of Supervisors. As a result this application has been withdrawn.



1:30 P.M. (Cont)

3. Cases Proposed for Continuation

- A. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.

(Continued from the Regular Meeting of December 6, 1984)

NOTE: Proposed for continuation to December 20, 1984.

- B. 84.493D - 2927-29 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 4A in Assessor's Block 942; Discretionary Review of Building Permit Application No. 8405696 for proposed construction of a third-floor addition to the two-family dwelling, consisting of a Master Bedroom Suite, Guest Room, Bath, Living Room and Deck.

(Continued from the Regular Meeting of December 6, 1984)

NOTE: Proposed for continuation to December 20, 1984.

2:00 P.M.

4. 84.610D - 644 BROADWAY, north side between Columbus Avenue and Stockton Street, Lot 6 in Assessor's Block 146; Discretionary Review of Building Permit Application No. 8408329 to permit the construction of a RESTAURANT in lieu of the commercial office space approved as part of Conditional Use 83.99EZ.

5. 84.105REMR - BOCANA AND STONEMAN STREETS; Review for consistency with the Master Plan for vacation of Bocana Street south of Stoneman Street and portion of Stoneman Street adjacent to Coso and Bonview Streets for open space purposes and jurisdictional transfer from the Department of Public Works to Recreation and Park Department.

6. 84.286C - 312-316 BARTLETT STREET, west side between 24th and 25th Streets, Lots 3 and 4 in Assessor's Block 6515; Request for authorization of Conditional Use to permit OFF-STREET PARKING FOR A CHURCH in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of November 15, 1984)

7. 84.458U - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block 542; Request for authorization of Special Use for a 9-seat restaurant, serving sandwiches and other items for consumption on premises within an existing bakery, in a C-2 (Community Business) district within the Union Street Special Use District.

(Continued from the Regular Meeting of November 29, 1984)

3:00 P.M.

8. 84.594ETZ - CHINATOWN CORE, C-3 (DOWNTOWN) AND C-2 (COMMUNITY BUSINESS) DISTRICTS for portions of the area roughly bounded by Broadway, Columbus Avenue, Montgomery Street, Bush Street and Powell Street -- RESOLUTION OF INTENTION TO INITIATE INTERIM RECLASSIFICATION OF EXISTING C-3-G, C-3-O (DOWNTOWN GENERAL AND OFFICE) AND C-2 (COMMUNITY BUSINESS) DISTRICTS TO NEW CHINATOWN DOWNTOWN AND CHINATOWN COMMUNITY BUSINESS DISTRICTS, having Floor Area Ratios of 6 to 1 and 4.8 to 1 respectively, not including residential use; requiring off-street parking only for residential units and requiring conditional use approval from the City Planning Commission under Section 303 of the City Planning Code for heights over 40 feet and declaring intention to hold public hearing.

3:30 P.M.

9. 84.599D - 799 MARKET STREET, southeast corner at 4th Street (Old Roos Atkins Building); Discretionary Review of Building Permit Application No. 8410530 for the exterior renovation of an existing 8-story office building.
10. 81.687ED - 222 KEARNY STREET; Informational Presentation of design details pursuant to Design Condition No. 4 as called for under Motion No. 9835M adopted on October 20, 1983.  
(Continued from the Regular Meeting of November 29, 1984)

APPEALS: City Planning Commission actions on Reclassifications (Rezoning), Conditional Uses, Special Uses and Setback Applications may be made to the Board of Supervisors, Room 235, City Hall, San Francisco, California 94102, Telephone No. (415) 558-3184 within 30 days of Commission action. Departmental action following City Planning Commission action on a Building Permit Application under Discretionary Review may be appealed to the Board of Permit Appeals, Room 154A, City Hall, San Francisco, California 94102, Telephone No. (415) 558-4421 within 10 days of departmental action.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

Adjournment.



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2/20/84

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 20, 1984  
ROOM 282, CITY HALL  
12:45 P.M.

DOCUMENTS DEPT.

DEC 19 1984

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Boas, Klein, Nakashima, Nothenberg,  
Rosenblatt and Salazar.

12:00 NOON

FIELD TRIP - To view the sites of matters to be considered by the City  
Planning Commission

12:45 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters

2. CASES PROPOSED FOR CONTINUATION

- A. 84.286C - 312-316 BARTLETT STREET, west side between 24th and 25th Streets, Lots 3 and 4 in Assessor's Block 6515; Request for authorization of Conditional Use to permit OFF-STREET PARKING FOR A CHURCH in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of December 13, 1984)

NOTE: Proposed for continuation to January 3, 1985.

- B. 84.599D - 799 MARKET STREET, southeast corner at 4th Street (Old Roos Atkins Building); Discretionary Review of Building Permit Application No. 8410530 for the exterior renovation of an existing 8-story office building.

(Continued from the Regular Meeting of December 13, 1984)

NOTE: Proposed for continuation to January 3, 1985.

3. 84.458U - 1909 UNION STREET, south side between Laguna and Buchanan Streets, Lot 37 in Assessor's Block; Consideration of Motion authorizing a Special Use for a 9-seat restaurant, serving sandwiches and other items for consumption on premises within an existing bakery, in a C-2 (Community Business) district within the Union Street Special Use District. The public hearing on this matter was held and then closed on December 13, 1984.

12:45 P.M. (Cont)

4. 84.493D - 2927-29 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 4A in Assessor's Block 942; Discretionary Review of Building Permit Application No. 8405696 for proposed construction of a third-floor addition to the two-family dwelling, consisting of a Master Bedroom Suite, Guest Room, Bath, Living Room and Deck.  
(Continued from the Regular Meeting of December 13, 1984)

1:00 P.M.

5. 84.588D - 485 - 34TH AVENUE, northwest corner of Geary Boulevard and 34th Avenue, Lot 16 in Assessor's Block 1466; Consideration of a request for Discretionary Review of Building Permit Application No. 8412327 proposing construction of a mixed-used commercial/residential building.
6. 84.588D - 485 - 34TH AVENUE, northwest corner of Geary Boulevard and 34th Avenue, Lot 16 in Assessor's Block 1466; Discretionary Review of Building Permit Application No. 8412327 proposing construction of a mixed-use commercial/residential building.
7. 84.600D - 1901-1913 FILLMORE STREET, west side between Bush and Wilmot Streets, Lot 5 in Assessor's Block 659; Consideration of a request for Discretionary Review of Building Permit Application No. 8408782 to renovate seven storefronts and add a one-story addition containing a total of 1,550 square feet of storage space and 440 square feet of restroom facilities to the rear of the existing 8,200 square-foot building in a C-2 (Community Business) district within the Upper Fillmore Special Use District.
8. 84.600D - 1901-1913 FILLMORE STREET, west side between Bush and Wilmot Streets, Lot 5 in Assessor's Block 659; Discretionary Review of Building Permit Application No. 8408782 as described above.

2:00 P.M.

9. 84.563U - 2119 FILLMORE STREET west side between Sacramento and California Streets, Lot 3 in Assessor's Block 635 - Request for authorization of Special Use to sell beverages and provide on-site seating (two tables) within an existing retail specialty bakery and confectionary store (Cocolat) in a C-2 (Community Business) district within the Upper Fillmore Special Use District.
10. 84.556U - 3212 - 24TH STREET, northwest corner at South Van Ness Avenue, Lot 13 in Assessor's Block 3642 - Request for authorization of Special Use to expand an existing restaurant into a vacant storefront, adding about 350 square feet and seating for approximately 10 additional persons in a C-2 (Community Business) district within the 24th St/Mission Special Use District.

2:00 P.M. (Cont)

11. 84.475C - 2261 BRYANT STREET, east side between 20th and 21st Streets, Lot 30 in Assessor's Block 4087 - Request for authorization of Conditional Use to permit a RESIDENTIAL CARE FACILITY AND AN ANCILLARY CHILD AND ADULT DAY CARE COUNSELLING FACILITY in an RM-1 (Mixed Residential, Low Density) district.

12. VARIANCE APPLICATION TO BE CONSIDERED AND DECIDED BY THE ZONING ADMINISTRATOR

- 84.475V - 2261 BRYANT STREET, east side between 20th and 21st Streets; Lot 30 in Assessor's Block 4087 in an RM-1 (Mixed Residential, Low Density) district.

OFF-STREET PARKING AND FRONT SETBACK VARIANCES SOUGHT: The proposal is to convert an existing three-family dwelling to a residential care facility for the Women's Alcoholism Center and to construct a new 2,700 square-foot building adjacent to it, to house an ancillary child care and adult day care counselling facility after the demolition of an existing two-car garage. The project would have no off-street parking spaces when three spaces are required and would have one foot of creditable front setback area when five feet are required.

NOTE: This matter will be heard with Calendar Item 11, 84.475C

13. 84.25ED - 3620 MARKET STREET near Romain Street, Lot 2 in Assessor's Block 2755; Discretionary Review of Building Permit Application No. 8313128, proposing construction of an 11-unit residential structure.

(Continued from the Regular Meeting of December 13, 1984)

14. VARIANCE APPLICATION TO BE CONSIDERED AND DECIDED BY THE ZONING ADMINISTRATOR

- 84.25V - 3620 MARKET STREET, west side 91 feet south of Romaine Street; Lot 2 in Assessor's Block 2755 in an RM-1 (Mixed Residential, Low Density) district.

EXPOSURE OF DWELLING UNITS ON OPEN AREA VARIANCE SOUGHT: The proposal is to construct eight (8) townhouse dwelling units each two stories in height. Three (3) of these dwelling units, at the center of the lot, would each face onto a private open area with a medium depth of 14.5 feet, a minimum depth of 10 feet and a maximum depth of 19 feet abutting the rear yards of the residential properties along Romaine Street. City Planning Code requires that each dwelling unit face onto an open area with a minimum dimension of 25 feet in all directions and that said open area be located on the same lot as the subject unit.

NOTE: This matter will be heard concurrently with Calendar Item 13, 84.25ED.

Adjournment,

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.



SF  
C55  
#14  
12/27/84

SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF CANCELLATION  
OF THE  
REGULAR MEETING  
THURSDAY  
DECEMBER 27, 1984

The Regular Meeting of the City Planning Commission scheduled for Thursday, December 27, 1984 has been cancelled.

Lee Woods, Jr.  
Secretary

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